



Planning and Zoning Commission
Meeting Agenda

City Hall: 56 Malone Street,
Fairburn, GA 30213
Tuesday, February 4, 2025
7:00 p.m.

- A. Call to Order
- B. Determination of a Quorum
- C. Pledge of Allegiance
- D. Approval of the Meeting Agenda
- E. Approval of the Meeting Minutes
- F. Public Comments
- G. Old Business:
 - 1. **Rezoning & Concurrent Variance**
Applicant: KBD FAIRBURN, LLC c/o Steven L. Jones, Taylor English Durma LLP
Property Owner: KBD FAIRBURN, LLC
Location: 5650 Milam Road (Parcel ID # 09F020200130436)
Request: 1) To rezone the Subject Parcel from C-2 (General Commercial Zoning District) to PD (Planned Development Zoning District). 2) To reduce the Minimum Parking Spaces from 2 Parking Spaces per Dwelling Unit to 1.5 Parking Spaces per Dwelling Unit (Chapter 80 Zoning, Article IX Off-Street Parking, Loading, and Landscape Requirements, Section 337 Off-street parking requirements, b schedule, 1).
- H. Public Hearings:
 - 1. **Variance**
Applicant: Big Dan's Car Wash LLC
Property Owner: Jarrett Shadday
Location: 7925 Senoia Road (Parcel ID # 09F070300270350)
Request: To reduce the Minimum Distance Requirement of Signage to Right-of-Way from 15' to 0' and to reduce the Minimum Distance Requirement of Signage to any other Signage, Structure, or Building from 40' to 25' (Chapter 80 Zoning, Article XII Sign Regulations, Section 431 Regulated signs, b Non-residential allowable signs, 1 Freestanding and monument signs, f).
 - 2. **Variance**
Applicant: Big Dan's Car Wash LLC
Property Owner: Jarrett Shadday
Location: 7925 Senoia Road (Parcel ID # 09F070300270350)
Request: To increase the Maximum Height Requirement of Signage from 20' to 25' (Chapter 80 Zoning, Article XII Sign Regulations, Section 431 Regulated signs, b Non-residential allowable signs, 1 Freestanding and monument signs, e, 2).

I. New Business:

1. Concept Plan

Applicant: Tom Cobb, Bohannon Road Industrial Owner, LLC

Property Owner: Porex Technologies Corp

Location: 0 Bohannon Road (Parcel ID # 09F090200490239)

Request: To review the conceptual plan.

2. Text Amendment

Applicant: Hepaco, LLC

Property Owner: AG-TREP 121 Roberts Street Property Owner, LLC c/o Triten Real Estate Partners

Request: To review the text amendments.

J. Other Business

K. Adjournment



Planning and Zoning Commission
Meeting Minutes

City Hall: 56 Malone Street,
Fairburn, GA 30213
Tuesday, January 7, 2025
7:00 p.m.

Michelle James, Acting Chair
Lina Parker
Elizabeth Echols
Tony Smith

Planning Director: Denise Brookins
Planner: Chancellor Felton
City Attorney: Valerie Ross

-
- A. Call to Order:** The meeting was called to order by Acting Chairwoman James.
- B. Designation of Acting Chair:**
1. Commissioner Echols made a motion to designate Commissioner James as the Acting Chair for the January 7, 2025 meeting. Commissioner Parker seconded.
THE MOTION CARRIED.
- C. Determination of a Quorum:** A quorum was determined, and the meeting proceeded.
- D. Pledge of Allegiance**
- E. Approval of the Meeting Agenda:**
1. Commissioner Echols made a motion to approve the agenda. Commissioner Smith seconded.
THE MOTION CARRIED.
- F. Approval of the Meeting Minutes:**
1. Commissioner Smith made a motion to approve the December 3, 2024, minutes. Commissioner Echols seconded.
THE MOTION CARRIED.
- G. Public Comments:** None.
- H. Old Business:**
1. **Rezoning & Concurrent Variance**
Applicant: KBD FAIRBURN, LLC c/o Steven L. Jones, Taylor English Durma LLP
Property Owner: KBD FAIRBURN, LLC
Location: 5650 Milam Road (Parcel ID # 09F020200130436)
Request: 1) To rezone the Subject Parcel from C-2 (General Commercial Zoning District) to PD (Planned Development Zoning District). 2) To reduce the Minimum Parking Spaces from 2 Parking Spaces per Dwelling Unit to 1.5 Parking Spaces per Dwelling Unit (Chapter 80 Zoning, Article IX Off-Street Parking, Loading, and Landscape Requirements, Section 337 Off-street parking requirements, b schedule, 1).
Commissioner Echols motioned to **TABLE**. Commissioner Smith seconded.
THE MOTION CARRIED.

I. **Public Hearings:** None.

J. **New Business:**

1. **Comprehensive Land Use Amendment (CLUP)**

Applicant: Freedom Land Holdings, LLC

Property Owner: Jeff Lindsey Communities & Landmark Christian School

Location: 0 Milo Fisher St and Highway 92 / East Campbellton Street, Parcel No. 09F100900520167

Request: To change the Comprehensive Plan Land Use Designation from Rural Residential to Town Center Mixed Use.

- a. Acting Chairwoman James introduced the case. Denise Brookins presented the case on behalf of Staff. Staff made a recommendation for conditional approval. Chairwoman Deavers opened the floor for the Commission to ask Staff questions.
- b. Acting Chairwoman James asked how many units the development was. Director Brookins said 29, but the Commission can confirm with the applicant.
- c. Acting Chairwoman James asked if the development was townhomes or a mix. Director Brookins said single-family homes and townhomes.
- d. The applicant presented to the Commission.
- e. Commissioner Parker asked what the negative environmental impact would be. Director Brookins said that any development will have a negative environmental impact. The applicant stated that development will not happen in the buffer zones of any water feature.
- f. Acting Chairwoman James asked if there would be any retail component. The applicant said that the request is not about any particular project.
- g. Acting Chairwoman asked how many community meetings were there. The applicant said 2 for the land use amendment. Acting Chairwoman James asked how many people were at the meetings. The applicant stated about 20, being the most people attending.
- h. Commissioner Smith asked what concerns did the residents have about the development. The applicant said density, lot size, traffic, and natural resource concerns. The applicant explained the changes made to the plan to address the concerns. Commissioner Smith asked if about the traffic on Highway 92. The applicant said that the traffic will be dispersed amongst other streets in the city grid by way of Milo Fisher Street.

Commissioner Echols motioned to recommend **CONDITIONAL APPROVAL**. Commissioner Parker seconded.

THE MOTION CARRIED.

K. **Other Business:** None.

L. **Adjournment:**

1. Commissioner Smith motioned to adjourn the public meeting at 7:30 pm. Commissioner Parker seconded.

THE MOTION CARRIED.



CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: December 3, 2024

Agenda Item: 5650 Milam Road – C-2 (General Commercial Zoning District) to PD (Planned Development Zoning District) – Request to review the rezoning.

Applicant/Petitioner Information

Applicant: Steven L. Jones, Taylor English Durma LLP

Property Owner/Petitioner: KBD FAIRBURN, LLC

Property Information

Address (Parcel ID #): 5650 Milam Road (09F020200130436)

Frontage: Eastside of Renaissance Parkway & Northside of Milam Road

Area of Property: 14.22 acres

Existing Zoning and Use: C-2 (General Commercial Zoning District) and Undeveloped, Vacant Land

2040 Comprehensive Future Land Use Map Designation: Highway Mixed-Use – This Commercial Character Area is south of Downtown Fairburn and south of I-85, along Fairburn Industrial Boulevard/Senoia Road. The Commercial Character Areas are adjacent to Residential and Office Industrial Character Areas, providing goods and services to workers, residents, and commuters within a reasonable distance of where they live, work, and travel.

Proposed Zoning: PD (Planned Development Zoning District)

Intent

Rezoning of 14.22 acres, from C-2 to PD. The applicant is proposing to convert the undeveloped, vacant land into a mixed-use development with 5,699 square feet of ground-level retail fronting on Renaissance Parkway, 252 multi-family dwellings, and conservation/open space that preserves, among other things, an existing and established pond on the Property with a concurrent variance to reduce the number of parking spaces from 2 spaces per unit to 1.5 spaces per unit.

Existing Zoning and Future Land Use of Abutting Properties

North: C-2 (General Commercial Zoning District) and Highway Mixed-Use

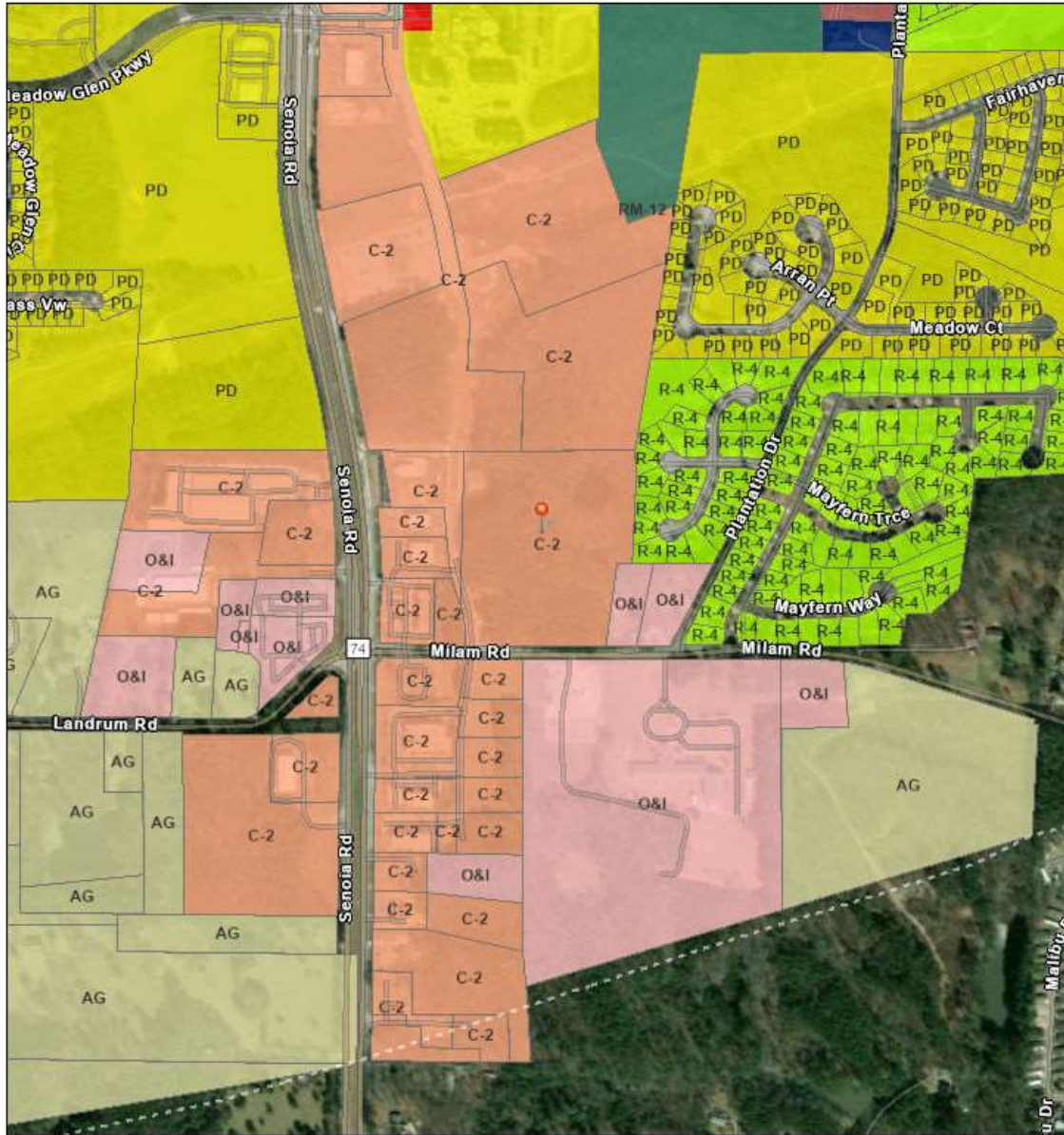


East: R-4 (Single-family Residential Zoning District) / O&I (Office & Institutional Zoning District) and Medium Density Residential / Office

South: C-2 (General Commercial Zoning District) / O&I (Office & Institutional Zoning District) and Highway Mixed-Use / Office

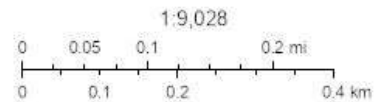
West: C-2 (General Commercial Zoning District) and Highway Mixed-Use

Existing Zoning Map



11/26/2024, 12:49:33 PM

- | | |
|----------------|--|
| Current Zoning | R-4 |
| AG | R-4 OVERLAY |
| C-2 | R-CT |
| O&I | RM-12 |
| P&O | RM-36 |
| PD | Tax Parcels 2022 (Fulton County Assessors) |

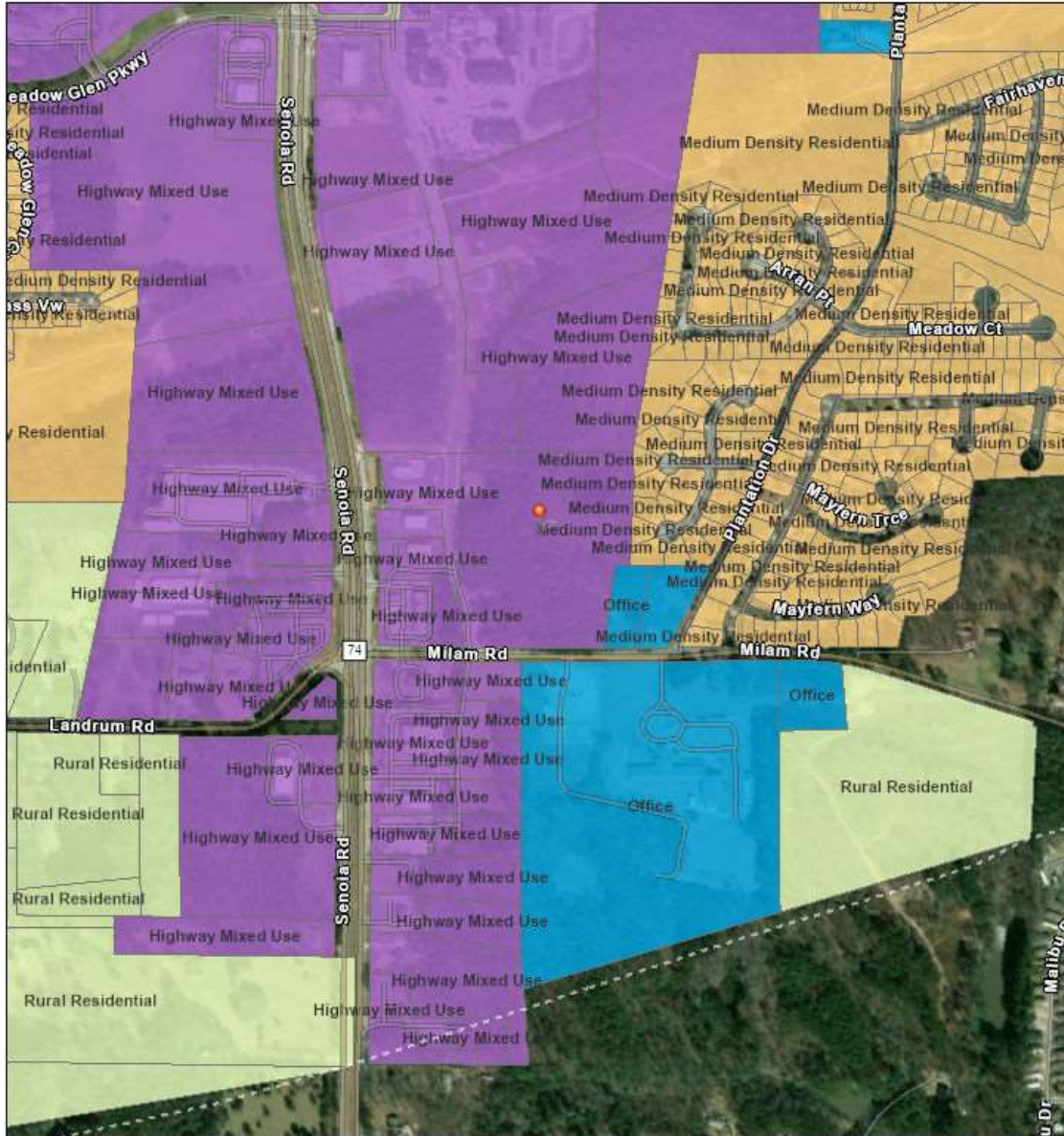


Esri, Community Maps - Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

ArcGIS Web AppBuilder

Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are

Future Land Use Map



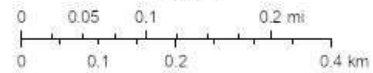
11/26/2024, 12:58:11 PM

□ Tax Parcels 2022 (Fulton County Assessors)

Future Land Use

- Rural Residential
- Medium Density Residential
- Highway Mixed Use
- Office

1:9,028



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

ArcGIS Web AppBuilder

Fulton County provides the data within these pages for your personal use "as-is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are

Background

The subject parcel is currently zoned as C-2 (General Commercial Zoning District). The permitted uses under C-2 are listed in Section 80-84, c. However, “apartments, above or behind commercial and office uses in the same building” is a permitted use. The subject parcel is also currently located within the Highway 74 Overlay Zoning District. The prohibited uses are listed in Section 80-90, d.

Public Participation

The applicant held community meetings on August 18 and 12, 2024. There were three attendees in total.

Zoning Review

- A. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
*The proposal **DOES** permit a use that is suitable in view of the use and development of nearby properties. The proposed use is a mixed-use development with commercial retail, multi-family units, and greenspace/conservation. Under a mile to the north of the subject parcel is a mixed-use development with commercial retail, multi-family units, and greenspace/conservation (OSLO). There are also numerous multi-family developments in the Highway 74 Corridor (The Dylan, Cambridge Faire, Peachtree Landing, and Solstice).*
- B. Does the proposal adversely affect the existing use or usability of adjacent or nearby property?
*The proposal **DOES NOT** adversely affect the existing use or usability of adjacent or nearby properties. The proposal will positively affect adjacent or nearby properties by providing commercial retail to the surrounding community and increasing households, which, in turn, will allow certain kinds of businesses to come to Fairburn, once we meet their market requirements.*
- C. Does the property have reasonable economic use as currently zoned?
***YES**, the property appears to have a reasonable economic use as currently zoned. A use that does not necessarily need a prominent street frontage such as an office, school, or church could develop here.*
- D. Will the proposal result in a use that could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
*The development will degrade the level of service of the Highway 74 (Senoia Road) & Milam Road / Landrum Road intersection by one grade, which means that there is **NOT** an excessive change from present-day conditions. However, mitigations are **NOT** recommended as the entire Highway 74 Corridor can be redeveloped to improve the level of service. It is worth noting that Highway 74 is under the jurisdiction of the Georgia Department of Transportation (GDOT) and will begin redevelopment within the upcoming year.
*These apartments are geared towards young professionals. Therefore, utilities and schools will **NOT** be adversely affected. Furthermore, it is the responsibility of the respective jurisdictions to ensure that services are available. The service providers for this parcel are Coweta Fayette EMC, Fairburn Water & Sewer, and Fulton County School System.**
- E. Is the proposal in conformity with the policies and intent of the land use plan?
***YES**, the proposal is in conformity with the policies and intent of the land use plan.
The proposed development is a mixed-use development with commercial retail, multi-family units, and greenspace/conservation. The future land use designation for the subject parcel is Highway*

Mixed-Use. Planned Development is an appropriate zoning district in the Highway Mixed-Use Future Land Use Designation. A mixed-use development with commercial retail, multi-family units, and greenspace/conservation is an appropriate use in the Highway Mixed-Use Future Land Use Designation.

- F. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal?

***NO**, there are no existing or changing conditions that would affect the use and development of the property.*

- G. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn?

*The proposal **DOES NOT** permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of Fairburn. The applicant and Staff will ensure that their property is up to Code before a final site inspection is passed and a certificate of occupancy and business license is issued.*

Variance Discussion

The applicant is proposing a mixed-use development with 5,699 square feet of ground-level retail fronting on Renaissance Parkway, 252 multi-family dwellings, and conservation/open space that preserves. This development will have 407 parking spaces. The applicant has stated that this is due to the fact that the multi-family units are geared towards young professionals who only own one vehicle. It is also worth noting that several other nearby and similar developments were granted variances for this provision.

The Off-street Parking, Loading, and Landscape Requirements require that this development provides “two spaces per dwelling unit.” That would be **533 parking spaces** including retail parking (5,699 square feet of commercial / 200 square feet = ~29 parking spaces plus 252 units x 2 parking spaces = 503 parking spaces).

The applicant is proposing to reduce the Minimum Parking Spaces from 2 Parking Spaces per Dwelling Unit to 1.5 Parking Spaces per Dwelling Unit. Therefore, offering **407 parking spaces** (5,699 square feet of commercial / 200 square feet = ~29 parking spaces plus 252 units x 1.5 parking spaces = 378 parking spaces).

Authority

As authorized in Section 80-256, the City Council may consider a concurrent variance from any standards of this chapter which shall be filed simultaneously with rezoning, use permit, or zoning modification requests on the same property based on the conceptual plan submitted with the petition for the same agenda. The Planning and Zoning Commission shall also hear and make recommendations on concurrent variances filed with rezonings or use permit applications.

Variance Considerations

Section 80-251 – Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

1. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter.

This condition has been satisfied. The purpose of the Off-street Parking, Loading, and Landscape Requirements is to provide the reasonable provision of future off-street parking within the city, to restrict temporary storage of vehicles and recreational vehicles in residential districts; to alleviate any unnecessary traffic congestion which could result from on-street parking; and to encourage development and usage of off-street parking facilities. Therefore, if relief is granted, the proposed parking facility would be in harmony with the general purpose of the Off-street Parking, Loading, and Landscape Requirements.

2. The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its lot size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

This condition has NOT been satisfied. This property does NOT have extraordinary and exceptional conditions, because of its size, shape, or topography that would create an unnecessary hardship for the owner while causing no detriment to the public. The applicant could meet the parking requirements as is.

3. Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

Not applicable.

Staff Recommendation

APPROVAL CONDITIONAL to rezone 14.22 acres from C-2 (General Commercial) to PD (Planned Development) for a mixed-use development with 252 multi-family units, 3,000 square feet of retail space, and conservation open space with a concurrent variance to reduce the number of parking spaces from 2 spaces per unit to 1.5 spaces per unit with the following conditions:

- A. To the owner's agreement to restrict the use of the subject property as follows:
 1. Multi-family residential units at a density of no greater than 18 units per acre or 252 units, whichever is less.
 2. Building heights at a maximum of 4 stories and the total height must be acceptable to the Fairburn fire marshal.
 3. The common outdoor area shall be a maximum of thirty percent (30%) of the site.
 4. Commercial use at 3,000 square feet. If the commercial space is unable to be leased at market rate within 1 year of the issuance of the certificate of occupancy, the owner may activate the space as amenities also available for use by the public.
 - a. Permitted uses under C-2 (General Commercial), except liquor stores, boarding and breeding kennels, extended stay facilities, pawn and title shops, nightclubs, self-storage facilities, car/truck sales or rental/leasing, auto repair/tire/body shops, heavy repair/trade sales or rental/leasing, auto supply stores, parking lots/garages, recycling centers, gasoline service stations, small box discounts retail stores, drive-through restaurants, and funeral services are specifically prohibited.



- B. To abide by the following: Any significant modification as determined by Staff to the proposed rezoning request would necessitate a further review by the Planning and Zoning Commission.
- C. To the following site development standards:
 - 1. Building setbacks:
 - a. Front (facing Milam Road and Renaissance Parkway): 25 feet
 - b. Side (facing-single family parcels): 25 feet
 - c. Between buildings: 15 feet
 - d. Rear: 15 feet
 - 2. Landscaped Buffers:
 - a. Front (facing Milam Rod and Renaissance Parkway): 25 feet
 - b. Side (facing single-family parcels): 25 feet
 - c. Rear: 5 feet
- D. Multifamily Residential Use
 - 1. To ensure a mix of uses, for every 125 residential units, there shall be 3,000 square feet of commercial rental space constructed.
 - 2. Buildings shall have distinct roof profiles and provide a variation in roof lines.
 - 3. The development shall include private patios and balconies.
 - 4. The clubhouse/leasing center must be oriented to allow access from Renaissance Pkwy.
 - 5. Full amenity package including an outdoor kitchen with grills and picnic tables, park space, bike storage, package delivery accommodations, coworking space, fitness center, swimming pool, fire pit
 - 6. The number of one (1) bedrooms should be limited to no less than thirty-five percent (35%) of the total number of units.
 - 7. The number of two (2) bedrooms should be limited to no more than fifty-five percent (55%) of the total number of units.
 - 8. The number of three (3) bedrooms should be limited to no more than ten percent (10%) of the total number of units
 - 9. Exterior materials (excluding windows) shall be a minimum of thirty percent (20%) brick or stone and forty percent (40%) stone or other cementitious material.
 - 10. The property shall either have an entry gate at all vehicular access points and a fence surrounding the residential portion of the property or secured access into each building entry.
 - 11. Garages are not allowed to be located by Renaissance Parkway or Milam Road.
 - 12. The developer shall in good faith establish a rental program for Fairburn Public Safety (i.e., Fire, Police, EMT, etc.) as well as other City of Fairburn personnel.
- E. Commercial Use
 - 1. The front facade of the commercial use shall be a combination of brick, stone, glass, and/or other cementitious materials.
 - 2. Burglar bars, steel gates, metal awnings, and steel roll-down curtains are prohibited on the exterior and interiors or of all structures.
- F. Conservation/Open Space Use:
 - 1. A multi-use mulch trail surrounding the pond of approximately 900 linear feet shall be included in the development.
 - 2. There shall be native species of vegetation surrounding the pond.

3. There shall be a wooden pier on the pond.
4. There shall be gazebos and picnic tables surrounding the pond.

G. General

1. Prior to any site development or building permits being issued for the project, Staff comments listed in this report must be addressed and approved by each department.
2. Site development and traffic improvements/control requirements from the Public Works and Community Development Department shall be implemented.
3. Under no circumstances shall any mechanical equipment or related elements such as air conditioning units, meter boxes, utility conduits, HVAC mechanical equipment systems, satellite dishes, or any other similar mechanical equipment or related elements be attached or mounted to any exterior building elevation that is visible from pedestrian view from required sidewalks along roadways or sidewalks abutting a common area or community amenity. Any mechanical equipment or related elements located at the finished grade shall be completely screened from view with dense, evergreen landscaping or an opaque wall made with brick, stone, or other cementitious material with similar architectural details as the principal structure. All roof-mounted equipment shall be screened from the public right-of-way.
4. Parking shall be on a paved surface.
5. A minimum of four (4) alternative fuel vehicle charging stations shall be included in the development.
6. Amenities such as public art and trash cans shall be provided.
7. Fences must be made from metal or masonry only. No wood, PVC, or plastic shall be allowed. Chain link fencing must be painted or vinyl coated and will only be acceptable along non-road fronting sides of the property.
8. Fenestrations must be complementary to the architecture of the principle structure.
9. A master sign plan shall be created for the entire project. Internal sign lighting shall be prohibited. Exterior sign lighting for multi-family residential and commercial uses shall be of similar color, shape, material, and overall style.
10. Lighting fixture height, style, design, and illumination levels shall be compatible with the building design and height and shall consider safety, function, and aesthetics. Lighting fixtures installed along the sidewalk shall be of pedestrian scale and shall only exceed 20 feet in height if light shields are installed so as to not intrude on the single-family parcels.
11. All utilities shall be installed underground throughout the development area.
12. No trash enclosures shall be located by or visible from Renaissance Parkway or Milam Road and shall be enclosed on three sides with brick, stone, or other cementitious materials with the same architectural details as the principal structure.
13. Pedestrian walkways (sidewalks) shall be designed and constructed to allow connectivity between multi-family, commercial, and open space uses throughout the development.
14. There shall be curb cuts with dedicated crosswalks that connect all sidewalks. Sidewalks from the right-of-way must connect to internal sidewalks
15. All stairways must be covered.
16. Parking located outside of the residential gated area shall be shared amongst the multi-family residential and commercial uses.



17. Additional foliage shall be provided within the landscaped buffer facing the single-family parcels that would be best at deterring any light pollution.
18. The following building facade materials are prohibited for the entire development: EFIS/synthetic stucco, metal panel systems, corrugated steel, smooth/plain concrete or masonry; cinderblocks; reinforced concrete slabs; aluminum or vinyl siding; plywood; presswood; mirrored or highly reflective glass.
19. There shall be no long and/or unarticulated roofs that exceed 80 feet.
20. The site shall be developed significantly similar to the site plan, conditions, and elevations.

Attachments:

- Site Picture
- Application
- Letter of Intent
- Deed with Legal Description
- Current Survey
- Concept Plan
- Elevations
- Traffic Study

SITE PICTURE





REZONING APPLICATION



APPLICANT'S CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

Applications will not be accepted after 3:00 p.m.

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ✓
1.	Site Plan Checklist	1 original	✓
2.	Application Form	1 original and 5 copies	✓
3.	Survey	2 copies	✓
4.	Legal Description (8½ "x 11")	2 copies	✓
5.	Deed	2 copies	✓
6.	Letter of Intent	5 copies; plus 1 additional copy if project includes a DRI or MARTA review	✓
7.	Site Plan	5 copies; plus 1 additional copy if project includes a DRI or MARTA review	✓
8.	Disclosure Form(s)	2 copies	✓
9.	Public Participation Program	2 copies of the Report and Plan	✓
THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.			
10.	Impact Analysis	5 copies	
11.	Traffic Impact Study	2 copies	N/A
12.	Development of Regional Impact (DRI)	2 copies	N/A
13.	Noise Study Report:	2 copies	N/A

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are encouraged to meet with the Planning and Zoning Office who will review the applicant's proposal and site plan. No pre-application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting. Call 770-964-2244 to make an appointment.

REQUIRED ITEMS FOR REZONING/USE PERMIT APPLICATIONS:

- ITEM 1. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans as specified by Chapter 62, Article V. The Building Process.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.
- ITEM 3. **SURVEY:** An accurate, to scale, up-to-date certified survey of the property shown with metes and bounds must be submitted with the Rezoning Application. The survey should include existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property.

- ITEM 4. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.
- ITEM 5. **DEED:** A copy of the deed which matches the applicant's name or a copy of the letter indicating a closing and the recordation of a new deed.
- ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested rezoning and use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields. If a rezoning request is for a PD (Planned Development) district, the Letter of Intent should detail the proposed development standards.
- ITEM 7. **SITE PLAN:** Site plans must meet the minimum requirements specified by Chapter 62, Article V. The Building Process of the City of Fairburn Ordinance. Refer to Site Plan Checklist.
- ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, No should be circled and Section 4 of the form completed.
- ITEM 9: **PUBLIC PARTICIPATION PROGRAM:** Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development, Part 1: The Public Participation Plan and Part 2: The Public Participation Report.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

- ITEM 10. **IMPACT ANALYSIS:** The application must include an Impact Analysis.
- ITEM 11. **TRAFFIC IMPACT STUDY:** When a project equals or exceeds the thresholds listed below, a traffic impact study must be submitted. The traffic impact study shall be prepared by a qualified traffic engineer or transportation planner in accordance with professional practices and the guidelines available in the Department of Public Works.

Thresholds for Traffic Impact Study	
Use	Size
Single family residential	500 new lots
Multifamily residential	700 new units
Office	300,000 square feet
Hospital	375 beds
Commercial	175,000 square feet
Hotel/Motel	600 rooms
Industrial	500,000 square feet
Any planned developments that exceeds 500 peak hour trips as based on the standards of the Institute of Transportation Engineers (ITE) Handbook.	

- ITEM 12. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the

thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with City of Fairburn. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

ITEM 13. **NOISE STUDY REPORT:** Any residential rezoning/use permit located within 1,000 feet of an expressway or within 3,000 feet of an active rail line.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	Metropolitan Region
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces

Effective March 1, 2014
DEVELOPMENTS OF REGIONAL IMPACT
Tiers and Development Thresholds

Type of Development	Metropolitan Region
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

- A) **The Planning and Zoning Commission (PZC)** holds a meeting on the first Tuesday of each month at 7:00 PM at Fairburn City Hall, 56 Malone Street, Fairburn, GA 30291. The Planning and Zoning Commission makes recommendations that are forwarded to the Mayor and City Council.
- B) **City Council** holds a public hearing on the second and fourth Monday of each month at 7:00 p.m. at Fairburn City Hill located at 56 Malone Street, Fairburn, GA 30213.

PUBLIC NOTICE:

- A) **Planning and Zoning Commission Meeting (PZC) and Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezoning notify area residents of the Planning and Zoning Commission meeting and City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 15 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the Planning and Zoning Office at 770-964-2244 to pick up new sign and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 30 days of City Council final action the applicant shall remove and properly dispose of all public hearing/meeting signage.

- B) **Adjacent Property Owner Notice:** By U.S. Mail, notices are sent by the applicant to all property owners within 500 feet of properties subject to rezoning. Said notices must be mailed 15 days prior to the City Council public hearing to property owners of record as shown on the current tax records of Fulton County as retrieved by the Geographic Information System.

STAFF ANALYSIS:

A staff analysis for each petition is available on the Friday before each public hearing after 12 noon. Copies are available at the Planning and Zoning Office at 26 West Campbellton Street and on the City's website at www.fairburn.com.



APPLICATION FOR REZONING

City of Fairburn
Community Development Department
26 W. Campbellton Street
Fairburn, GA 30213

Date Received: _____

REZONING #: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: <u>KBD FAIRBURN, LLC c/o Steven L. Jones, Taylor English Duma LLP</u>		
Address: <u>1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30338</u>		
Phone: <u>678-426-4628</u>	Cell: <u>404-218-2756</u>	Fax: <u>770-434-7376</u>
Email Address: <u>sjones@taylorenghish.com</u>		

OWNER INFORMATION (If different from Applicant)

Owner Name: <u>KBD FAIRBURN, LLC</u>		
Address: <u>136 Hood Street, Suite C, McDonough, Georgia 30253</u>		
Phone: <u>678-782-5990</u>	Cell: <u>N/A</u>	Fax: <u>770-434-7376</u>
Email Address: <u>davidoharris@gmail.com & kwilliams@kcwllc.com</u>		

PROPERTY INFORMATION

Address: <u>5650 Milam Road, Fairburn, Georgia</u>		
Parcel ID#: <u>0-9F0202-0013-043-6</u>	Land Lot: <u>13</u>	District: <u>9th</u>

REZONING REQUEST

Current Zoning: <u>C-2</u>	Current Land Use: <u>Undeveloped</u>
Proposed Zoning: <u>PD</u>	Proposed Land Use: <u>Mixed-Use Development</u>
Proposed Density (Residential Only): <u>17.23 units/acre</u>	

SECTION I

REZONING REQUEST

Office use only: ZONING CASE #: _____ ROAD FRONTAGE: _____

PROPERTY ADDRESS (if available): 5650 Milam Road, Fairburn, Georgia

The undersigned, having an interest in the property herein described, respectfully petitions that said property be rezoned from C-2 to PD

Existing Zoning(s) Proposed Zoning(s)

SECTION IV

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

KBD FAIRBURN, LLC
TYPE OR PRINT OWNER'S NAME

136 Hood Street, Suite C
ADDRESS

McDonough, Georgia 30253
CITY & STATE ZIP CODE

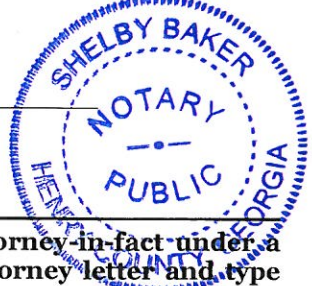
[Signature]
OWNER'S SIGNATURE

kwilliams@kcwllc.com
EMAIL ADDRESS

Sworn to and subscribed before me this the 29 Day of May 2024

Shelby Baker
NOTARY PUBLIC exp: 1/10/26

678-782-5990
PHONE NUMBER



PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

KBD FAIRBURN, LLC
TYPE OR PRINT PETITIONER'S NAME

136 Hood Street, Suite C
ADDRESS

McDonough, Georgia 30253
CITY & STATE ZIP CODE

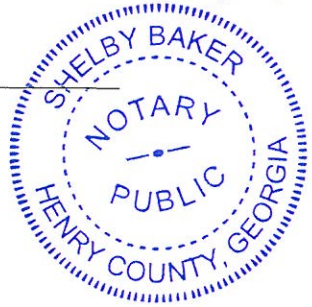
[Signature]
PETITIONER'S SIGNATURE

davidoharris@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this the 29 Day of May 2024

Shelby Baker
NOTARY PUBLIC exp: 1/10/26

678-782-5990
PHONE NUMBER



SECTION V

ATTORNEY / AGENT

Check One: [] Attorney [] Agent

Steven L. Jones, Taylor English Duma LLP

TYPE OR PRINT ATTORNEY / AGENT NAME

/s/ Steven L. Jones

SIGNATURE OF ATTORNEY / AGENT

1600 Parkwood Circle, Suite 200

ADDRESS

Atlanta, Georgia

30339

CITY & STATE

ZIP CODE

/s/ Steven L. Jones

PETITIONER'S SIGNATURE

404-218-2756

PHONE



IMPACT ANALYSIS

Applicant: KBD FAIRBURN, LLC

Analyze the impact of the proposed rezoning and answer the following questions:

1. Does the proposal permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes, the proposed development continues the development trend in the area of residentially-focused, mixed-use development acting as a transition between commercial uses fronting on Highway 74 / Senoia Road and single-family residential districts.
2. Does the proposal adversely affect the existing use or usability of adjacent or nearby property? No, the proposed development does not adversely effect the use or usability of adjacent properties because the proposed development is consistent with the City's comprehensive plan and the development trend in the area.
3. Does the property have a reasonable economic use as currently zoned? No, the property does not have a reasonable economic use as currently zoned. As noted in the comprehensive plan, the property is intended as a parcel for transition from intense commercial uses along Highway 74 / Senoia Road to less intense residential uses. As such, and as the market has demonstrated, the subject property does not have an economically viable use as a general commercial property.
4. Will the proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? No, the proposed rezoning will not result in a use that could cause excessive or burdensome use of streets, transportation facilities, utilities, or schools. The proposed development conforms with the City's vision via its comprehensive plan and is consistent with other nearby developments. The proposed development conforms with the City's vision via its comprehensive plan and is consistent with other nearby developments. Additionally, the Applicant's traffic study confirms that the development will not cause an excessive or burdensome use of streets or transportation facilities. The proposed development will focus on young professionals, rather than families, as residents and therefore will have minimal impact on schools. Available utilities are sufficient and, upon information and belief, have adequate capacity to service the proposed development.
5. Is the proposal in conformity with the policies and intent of the land use plan? Yes, as noted in the attached letter of intent, the proposed development conforms with the City's comprehensive plan.
6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the proposal? Yes, the existing conditions of the property have demonstrated that its use and development of the property as presently zoned is not consistent with the market or the City's comprehensive plan. These conditions necessitate a rezoning of the property to meet the expectations of the market and the City's comprehensive plan.
7. Does the proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of City of Fairburn? No, the proposed development could not be considered environmentally adverse to the natural resources, environment, or citizens of Fairburn.

Attach additional sheets as needed.



DISCLOSURE REPORT FORM C

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CIRCLE ONE: YES **NO**

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CIRCLE ONE:** Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition: _____
N/A

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) KBD FAIRBURN, LLC
Signature: [Signature] Date: 5-29-24



PUBLIC PARTICIPATION PROGRAM

Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

Part 1 of the process is the Public Participation Plan which is required with all rezoning and/or use permit applications. The plan must be filed simultaneously with the application and implemented before the first public hearing. The minimum standards for the plan are as follows:

- Identification of all property owners within 500 feet of the site and area homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application as determined by the applicant and the current planner at the time of the pre-application review
- Explanation of how interested parties will be informed of rezoning/use permit applications
- Methods for providing opportunities for discussion with interested parties before public hearings are held. Applicants are required to schedule at least one meeting at a convenient location and time and notify all interested parties, as identified above of the purpose, place and time of the meeting.
- Applicant's schedule for completion of the Public Participation Plan

Part 2 of the Public Participation Program is the Public Participation Report which is due per the attached schedule. The minimum standards for the Report are as follows:

- Provide a list of all parties that were contacted, the methods of notification that were used, and copies of all notification letters.
- Provide dates and locations of all community and/or other meetings that were attended by the applicant to discuss an application. (Attach meeting notices, letters, etc.)
- Provide the number of people who participated in meetings held to discuss an application. (Attach sign-in sheets)
- A summary of concerns and issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues.

PUBLIC PARTICIPATION PLAN

Applicant: KBD FAIRBURN, LLC

1. The following individuals (property owners within 500 feet of the property), homeowner's associations, political jurisdictions, other public agencies, etc., will be notified:

SEE THE ATTACHED LIST

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

All property owners' within a 500' radius will receive notice of the rezoning application by
United States mail.

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

The Applicant will host at least 2 community meetings via zoom.

Attach additional sheets as needed.

PUBLIC PARTICIPATION PLAN REPORT

Applicant: KBD FAIRBURN, LLC Petition No. _____

Date: _____

1. The following parties were notified of the requested rezoning/use permit:

SEE THE ATTACHED LIST

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

To be provided after public meetings.

3. The following issues and concerns were expressed:

To be provided after public meetings.

4. The applicant's response to issues and concerns was as follows:

To be provided after public meetings.

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.



SITE PLAN CHECKLIST

Site plans for rezoning and use permit must be folded, drawn to scale, no larger than 30" x 42", and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK
1	An accurate, up-to-date and certified survey of the property	✓ ✓
2	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.	✓
3	Vicinity map with North arrow showing the property in relation to the general area	✓
4	Acreage of subject property	✓
5	Location of land lot lines and identification of land lots	✓
6	Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property; Proposed streets on the subject site	✓
7	Current zoning of the subject site with required and/or proposed setbacks and adjoining properties	✓
8	Total are of the site, and the areas of the proposed to be devoted to impervious surfaces	✓
9	Proposed off-site layout including buildings, drives, parking, walkways, landscaped-areas, tree save area, buffers, easements, utilities and any other features necessary to properly present the development	✓
10	Layout and minimum lot size of proposed single family residential lots	✓
11	Topography on subject site	✓
12	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed	✓
13	Required and proposed parking spaces; Loading and unloading facilities	✓
14	Wetlands, lakes, streams and other waters on the site and associated buffers including the 100 year flood-plain, if appropriate.	✓
15	Proposed stormwater management facilities	✓
16	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.	✓

Office use only:

Application reviewed by: _____

Staff signature: _____ Date: _____

Community Development/
Planning and Zoning

Staff printed name: _____

The undersigned acknowledges that the site plan is submitted in accordance with Chapter 62, Article V - The Building Process of the City of Fairburn Code of Ordinance and failure to comply shall render my application incomplete which may result in delay in the process of this application.

Applicant signature: 

Date: 5.29.24

Applicant printed name: KBD FAIRBURN, LLC

FEE SCHEDULE	
REZONING	\$350/acre, each rezoning up to \$5K
PUBLIC HEARING SIGN	\$31/each

(ALL CHECKS PAYABLE TO THE CITY OF FAIRBURN)



VARIANCE APPLICATION PACKET



PROCEDURES AND INFORMATION FOR FILING A VARIANCE

Applications are available at the Office of Planning and Zoning, 26 West Campbellton Street, Fairburn, GA 30213 or online at www.fairburn.com. **Read the following instructions prior to filing and refer to the included filing schedule.**

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO FILING. To schedule a meeting, please contact the Planning and Zoning Office at 770-964-2244.

TYPES OF VARIANCES:

Listed below are the types of variances. Please identify the type of variance requested and check the appropriate box in Section I or Section II of the VARIANCE APPLICATION.

VARIANCES THAT DO NOT REQUIRE A PUBLIC HEARING:

The following variances are handled administratively by the City's Office of Planning and Zoning.

1. **MINOR VARIANCES:** Administrative relief can only be sought from the minimum yard requirements of the zoning district not to exceed 10% of the setback. (Example: 35-foot front yard = 3.5-foot variance). Letters from adjoining property owners are required at the time of filing.
2. **ADMINISTRATIVE MINOR VARIANCE:** Administrative relief from the minimum yard setback requirements for one foot or less.

VARIANCES THAT REQUIRE A PUBLIC HEARING:

The following variances require a public hearing and action by the Planning and Zoning Commission:

1. **PRIMARY VARIANCE:** Applicant seeks relief from the provisions of the Zoning Ordinance. All such appeals shall be heard by the Planning and Zoning Commission and shall be accompanied with a statement of hardship (See the Variance Considerations below).
2. **SECONDARY VARIANCE:** Applicant seeks to appeal a decision of the Zoning Administrator or seeks to appeal a decision on an Minor Variance or Administrative Minor Variance.

The following variances require a public hearing and action by the City Council:

3. **CONCURRENT VARIANCE:** Applicant seeks a variance in conjunction with a rezoning, use permit or zoning modification request on the same property, based, on the conceptual plan submitted with the petition for the same agenda.

FILING REQUIREMENTS FOR ALL VARIANCES:

1. **APPLICATION CHECKLIST:** See enclosed Variance Application Checklist. **Contact Staff at 770-964-2244 to schedule an appointment for a variance pre-application review meeting.**
2. **APPLICATION FORM:** Variance Applications must have an **original NOTARIZED SIGNATURE** of the property owner(s) of record or a notarized statement by the appellant acting as power of attorney for the property owner. Where there are multiple owners, a notarized signature of each and all owners must be submitted with the application.
1. **SURVEY:** An accurate, to scale, up-to-date certified survey of the property shown with metes and bounds must be submitted with the Variance Application. The survey should include existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property. must establish a point of beginning and from said point of beginning, give each dimension bounding the property, calling the directions (such as north, northeasterly, etc.) and returning to the point of beginning. The property's address must also be identified.
2. **LEGAL DESCRIPTION:** A legal description of the subject property must be submitted with the Variance Application. Legal Descriptions must establish a point of beginning and from said point of beginning, give each dimension bounding the property, calling the directions (such as north, northeasterly, etc.) and returning to the point of beginning. The property's address must also be identified.
3. **WARRANTY DEED:** A copy of the warranty deed must be submitted with the Variance Application.
4. **LEASE AGREEMENT:** When applicable, a copy of the lease agreement between the property owner and the applicant must be included with the Variance Application. The lease must identify the party responsible for the reclamation of the property.
5. **LETTER OF INTENT:** The letter of appeal shall state in detail the proposed project, the variance request, and a hardship statement stating that the granting of a variance will alleviate some demonstrated and unusual hardship for which a variance is warranted.
6. **CONCEPTUAL SITE PLAN:** The conceptual site plan must be drawn in accordance with the *Code of Ordinances, Chapter 62, Article V. The Building Process*. Site plan must include the following items:

1.	An accurate, up-to-date and certified survey of the property on which the project is to be built.
2.	A vicinity map showing the property in relation to the general area of the city in which it is located.
3.	The name of the proposed project.
4.	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.
5.	Graphic scale, north arrow, and date of preparation.
6.	Zoning of the property with required setbacks shown.
7.	Zoning, use, and ownership of all adjoining property
8.	Total area of the site, and the area of the site proposed to be devoted to impervious surfaces.
9.	Approximate topography of the site.
10.	Significant natural features on and adjacent to the site, including the 100-year floodplain, if appropriate.
11.	Existing manmade features on the site.

12.	Proposed site layout including buildings, drives, parking, walkways, landscaped-areas, tree save areas, buffers, easements, utilities and any other features necessary to properly present the concept.
13.	Proposed off-site improvements which may be necessary to properly develop the site.
14.	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
15.	If the site plan is for an addition to or a change in an existing site plan, the drawings must clearly show the changes that are being proposed.

7. **VARIANCE APPLICATION FEE:**

\$350.00, payable by cash, check, money order or credit card (*except American Express*), plus **\$31.00** Notice of Public Hearing Sign

ALL CHECKS PAYABLE TO THE "CITY OF FAIRBURN." VARIANCE APPLICATION FEES ARE NON-REFUNDABLE

ALL REQUESTS FOR VARIANCES SHALL HAVE A STATEMENT OF HARDSHIP. THE FOLLOWING CONSIDERATIONS SHALL BE USED IN JUSTIFYING THE HARDSHIP.

VARIANCE CONSIDERATIONS: Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

- Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this Chapter or;
- The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or
- Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

Should a variance request impact approved zoning conditions, a separate Zoning Modification Application may be necessary.

VARIANCE LIMITATIONS: Please note that *no* variances shall be allowed for the following:

- Permitted uses or accessory uses for the zoning district
- Minimum lot area, minimum lot frontage on a street or minimum district size required in each zoning district
- Relief from the standards of Article VI (*The Appeals Process*) or Article VIII (*The Rezoning Process*)

PROCEDURES FOR FILING ALL VARIANCE APPLICATIONS:

1. **PRE-APPLICATION MEETING:** The property owner or applicant should schedule a pre-application meeting with the Zoning Administrator or his/her designee to discuss the request and necessary documents, fees and schedules pertinent to the request.
2. **APPLICATION SUBMITTAL:** The property owner or applicant shall submit a complete application to the Planning and Zoning Office.

3. **INITIAL STAFF REVIEW:** Completed applications will be distributed to appropriate city staff for review and comment. All staff comments will be submitted to the Planning and Zoning Office within 10 business days.
4. **RESUBMITTAL:** Upon receipt of staff comments, all comments will be consolidated into a single report for distribution to the applicant. The applicant should revise plans according to the comments received and resubmit plans to the Planning and Zoning Office.
5. **PUBLIC NOTICE:** The Planning and Zoning Office staff will prepare newspaper ads and property signs to assure proper notice of public hearings. Property signs must be placed on the site between 15 to 45 days before the date of the public hearing.
6. **STAFF EVALUATION:** A staff analysis report with a recommendation to the Planning and Zoning Commission will be prepared.
7. **PLANNING & ZONING COMMISSION:** The Planning and Zoning Commission shall hold a public hearing on the application and make a decision on the request. Conditions may be included as part of the decision. The Planning & Zoning Commission meets on the first Tuesday of each month (as needed) at Fairburn City Hall, 56 Malone Street, Fairburn, GA 30213.
8. **APPEALS.** Appeals of primary variance decisions shall be filed with the Fulton County Superior Court within 30 days of the Planning and Zoning Commission decision. Appeals to decisions of the Zoning Administrator (also called secondary variances/interpretations) shall be filed within 30 days of the decision to the Planning and Zoning Commission.



VARIANCE PUBLIC HEARING INFORMATION

Public hearings are required for Primary Variances and Secondary Variances. Public notification is required for Minor Variances.

Public Hearings for Primary Variances and Secondary Variances must be advertised in the manner listed below. Public Hearings for Concurrent Variances must be advertised with their associated rezoning, use permit or zoning modification requests.

POSTING OF PUBLIC HEARING SIGNS:

- **PLANNING AND ZONING COMMISSION PUBLIC HEARING NOTICE SIGN:** Signs posted along the frontages of Properties subject to variances that notify area residents of the Planning and Zoning Commission public hearing. **Applicants are required to post the public hearing sign in a conspicuous place along the property's public street frontage, no later than 20 days before the Planning and Zoning Commission hearing.** *Failure to post the signs by this deadline will result in the administrative removal of the public hearing from the agenda.* The sign must remain posted on-site until final action by the Planning and Zoning Commission. If the sign is mutilated and/or removed, the applicant is responsible for obtaining and re-posting a new sign.

OTHER PUBLIC NOTIFICATION FOR VARIANCES:

- Notice is mailed (via U.S. Mail) by City of Fairburn to all property owners within a 500-foot radius of the subject property. Said notice is postmarked no later than 15 days prior to the public hearing to property owners of record as shown on the real estate tax records of Fulton County as retrieved by the County's Geographic Information Systems.
- A published notice in a newspaper of general circulation is done by the City of Fairburn no later than 15 days prior to the public hearing. The published notice contains the time, place, purpose of the hearing and the location of the property.
- Minor variances require the applicant to notify the immediately adjacent property owners via email and/or certified mail.

PUBLIC HEARING DATES:

- **APPLICATION DEADLINES:** A schedule with deadlines and public hearing dates for all Variances can be found on the final page of this application packet.
- **PLANNING AND ZONING COMMISSION MEETING:** Primary and Secondary Variances are decided by the Planning and Zoning Commission. The Planning and Zoning Commission holds public hearings on the first Tuesday of each month at 7:00 p.m.

IF YOU HAVE ANY QUESTIONS CONCERNING THESE VARIANCE FILING PROCEDURES, PLEASE CONTACT THE PLANNING AND ZONING OFFICE AT 770-964-2244.



VARIANCE APPLICATION CHECKLIST

Please submit one (1) copy of the following documents and information.

ITEM #	REQUIRED ITEM	CHECK <input checked="" type="checkbox"/> (Office Use Only)
1.	Application Checklist	<input checked="" type="checkbox"/>
2.	Application Form	<input checked="" type="checkbox"/>
3.	Survey	<input checked="" type="checkbox"/>
4.	Legal Description	<input checked="" type="checkbox"/>
5.	Warranty Deed	<input checked="" type="checkbox"/>
6.	Lease Agreement	N/A
7.	Letter of Intent	<input checked="" type="checkbox"/>
8.	Conceptual Site Plan	<input checked="" type="checkbox"/>

Fees: \$350 per variance application and \$31 public hearing sign

For any documents that are larger than 11" x 17," a copy reduced to 11" x 17" shall also be required.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATIONS ARE ACCEPTED MONDAY – FRIDAY FROM 9:00 A.M. TO 3:00 P.M.



APPLICATION FOR VARIANCES

Date Received: _____

VARIANCE #: _____

(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name: <u>KBD FAIBURN, LLC c/o Steven L. Jones, Taylor English Duma LLP</u>		
Address: <u>1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339</u>		
Phone: <u>678-426-4628</u>	Cell: <u>404-218-2756</u>	Fax: <u>770-436-7376</u>
Email Address: <u>sjones@taylorenghish.com</u>		

OWNER INFORMATION (If different from Applicant)

Owner Name: <u>KBD FAIBURN, LLC c/o Steven L. Jones, Taylor English Duma LLP</u>		
Address: <u>1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339</u>		
Phone: <u>678-782-5990</u>	Cell: <u>N/A</u>	Fax: <u>770-436-7376</u>
Email Address: <u>sjones@taylorenghish.com</u>		

PROPERTY INFORMATION

Address: <u>5650 Milam Road, Fairburn, Georgia</u>			
Parcel ID#: <u>0-9F0202-0013-043-6</u>	Land Lot: <u>13</u>	District: <u>9th</u>	Acreage: <u>14.22</u>
Request: <u>Variences from Sections 80-338(b)(1), 80-338(b)(2), 80-338(b)(3), 80-338(b)(4) of the Chapter 80 (the "Zoning Ordinance") of Part II of The Code of Ordinances of Fairburn, Georgia.</u>			

CHECK ONE OF THE FOLLOWING REQUESTED VARIANCE TYPES IN SECTION II.

SECTION II VARIANCES REQUIRING PUBLIC HEARING BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL

- 1) **PRIMARY VARIANCE:** Seeks relief from any provision in the Zoning Ordinance that is not being handled as a minor variance or administrative minor variance.
- 2) **SECONDARY VARIANCE:** Seeks relief from variance decisions and interpretations made by the zoning administrator or relief from minor variance or administrative minor variance requests.
- 2) **CONCURRENT VARIANCE:** Seeks relief from any provision in the Zoning Ordinance when filed simultaneously with a rezoning, use permit, or zoning modification request on the same property.

**MINOR & ADMINISTRATIVE MINOR VARIANCES
[NO PUBLIC HEARING REQUIRED]**

- 1) **MINOR VARIANCE:** Seeks relief from the minimum yard requirements, not to exceed 10% of required setback (example: 35-foot front yard = 3.5-foot variance)
- 2) **ADMINISTRATIVE MINOR VARIANCE:** Relief requiring 1 foot or less from required building setback

VARIANCE CONSIDERATIONS:

- 1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or

See attached letter of intent

- 2) The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or

See attached letter of intent

- 3) Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road:

See attached letter of intent

SECTION III LEGAL DESCRIPTION OF PROPERTY (Legal description/survey must match submitted site plan.)

SUBDIVISION N/A UNIT/PHASE: _____ LOT NO(S): _____

LAND LOT(S): 13 DISTRICT: 9th TAX ID: 0-9F0202-0013-043-6

PROPERTY ADDRESS 5650 Milam Road, Fairburn, Georgia

SECTION IV AUTHORITY TO PURSUE VARIANCE

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. OWNER INFORMATION

Owner states under an oath that he or she is the owner of the property described in the attached legal description. **[EACH OWNER'S SIGNATURE MUST BE NOTARIZED]**

KBD FAIBURN, LLC

TYPE OR PRINT OWNER'S NAME
136 Hood Street, Suite C

ADDRESS
McDonough, Georgia 30253

CITY, STATE & ZIP CODE
[Signature]

OWNER'S SIGNATURE
(678) 782-5990

AREA CODE/ PHONE NUMBER
davidoharris@gmail.com & kwilliams@kcwllc.com

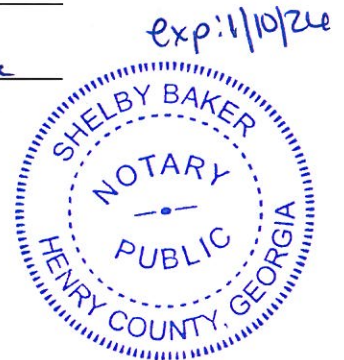
EMAIL ADDRESS

Sworn to and subscribed before me this 29 day of

May 2024

[Signature]

NOTARY PUBLIC



Part 2. APPLICANT INFORMATION

Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

KBD FAIBURN, LLC
c/o Steven L. Jones, Taylor English Duma LLP

TYPE OR PRINT PETITIONER'S NAME

1600 Parkwood Circle, Suite 200
ADDRESS

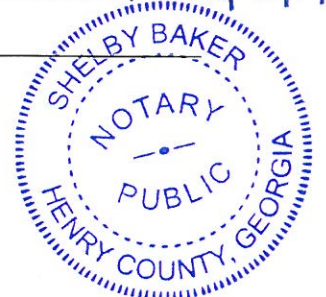
Atlanta, Georgia 30339
CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

29 Day of May 2024 exp: 1/10/26

[Signature]

NOTARY PUBLIC





PETITIONER'S SIGNATURE

sjones@taylorenghish.com

EMAIL ADDRESS

404-218-2756

PHONE NUMBER

V. ATTORNEY/AGENT INFORMATION

CHECK ONE: ATTORNEY AGENT

Steven L. Jones, Taylor English Duma LLP

TYPE OR PRINT ATTORNEY/AGENT NAME

1600 Parkwood Circle, Suite 200

ADDRESS

Atlanta, Georgia 30339

CITY, STATE & ZIP CODE

[404] 218-2756

AREA CODE/PHONE NUMBER

sjones@taylorenghish.com

EMAIL ADDRESS

/s/ Steven L. Jones

SIGNATURE OF ATTORNEY/AGENT

November 21, 2024

VIA EMAIL: sbrookins@fairburn.com

Ms. Denise Brookins
Director of Planning and Zoning
City of Fairburn, Georgia
Fairburn Administration Building
314 NW Broad Street
Fairburn, GA 30213

RE: 5650 Milam Road, also identified as Fulton County Tax Parcel Identification Number 09F020200130436 (the “Property”); and Rezoning Application and Variance Application for the Properties (collectively, the “Application”).

Dear Ms. Brookins:

Please accept this letter as the amended Letter of Intent and Impact Analysis of KBD Fairburn, LLC (“**KBD**”, the “**Owner**”, or the “**Applicant**”) regarding the Application, which was previously filed with the City of Fairburn, Georgia (the “**City**”) and your department.

The Application requests the City Council of the City continue the development trend along the SR-74/Senoia Road corridor between Interstate 85 to the North and the southern boundary of the City to the South. On both sides of SR-74/Senoia Road, this trend has permitted the development of highway commercial uses fronting on SR-74/Senoia Road with a step down in use intensity to multi-family and mixed-use multi-family behind the highway commercial uses. And, this trend is especially evident along Renaissance Parkway, on which the Property fronts.

Consistent with these established development trends and the City’s Comprehensive Plan 2020-2024 (the “**Comprehensive Plan**”), the Application proposes a mixed-use development on the Property (the “**Development**”) that includes approximately 5,699 square feet of ground-level retail fronting on Renaissance Parkway, 252 multi-family dwellings, and conservation/open space that preserves, among other things, an existing and established pond on the Property.

The concept plan (the “**Concept Plan**”), building elevations, and renderings submitted with the Application further show that the proposed Development is

consistent with the development trend in the surrounding area.

The Rezoning Application requests that the Council rezone the Property from C-2 (General Commercial) to PD (Planned Development). The Variance Application requests that concurrent with the Rezoning Application, the City Council grant the following concurrent variances from Sections 80-337(b)(1) (regarding the number of parking spaces per dwelling) of Chapter 80 (the “**Zoning Ordinance**”) of Part II of The Code of Ordinances of Fairburn, Georgia.

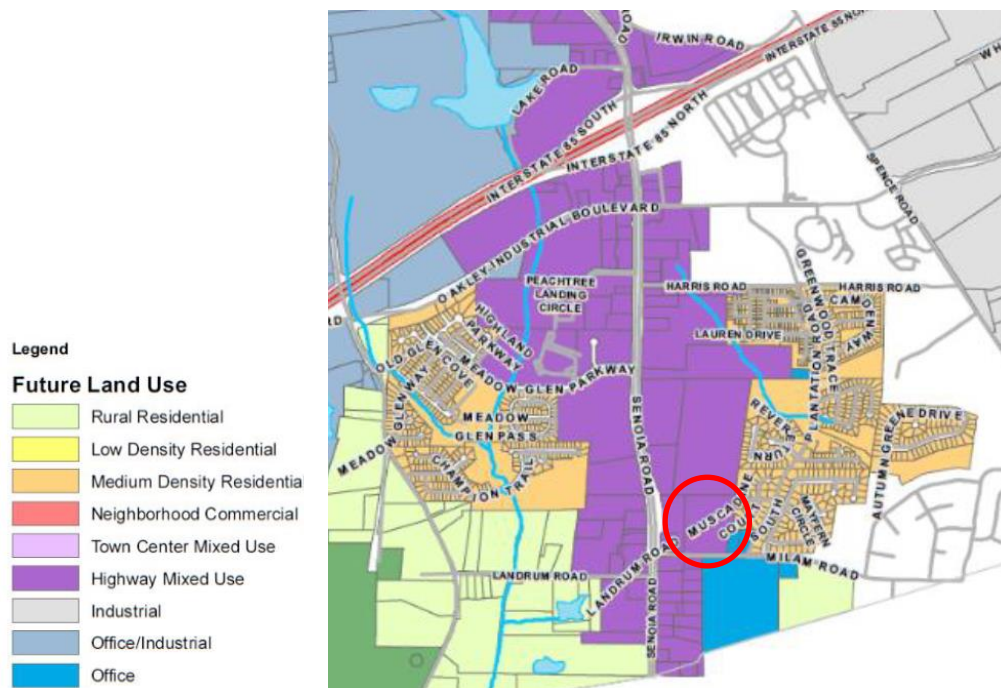
Specifically, the Variance Applications requests that, consistent with other developments within the City, the required number of parking be reduced from 2 off-street spaces per dwelling, under Section 80-337(b)(1) of the Zoning Ordinance, to 1.5 spaces per dwelling.

* * *

Section 80-300(a) of the Zoning Ordinance sets forth certain standards of review for the Rezoning Application. Below, those standards are restated in bold typeface followed by the Owner/Applicant’s analysis of each factor.

- (1) **Whether the proposal is consistent and/or compatible with the city’s plans, goals and objectives reflected in the city’s comprehensive plan.**

As shown in the excerpt below, the Comprehensive Plan of the City designates the State Route 74 / Senoia Road—the only north-south principal arterial road in the City—corridor between Interstate 85 North and the Fulton County line, which is also the City’s southern boundary, as being within the “Highway Mixed Use” character area. (Comprehensive Plan, pp. 36, 65).



(Comprehensive Plan, p. 36)

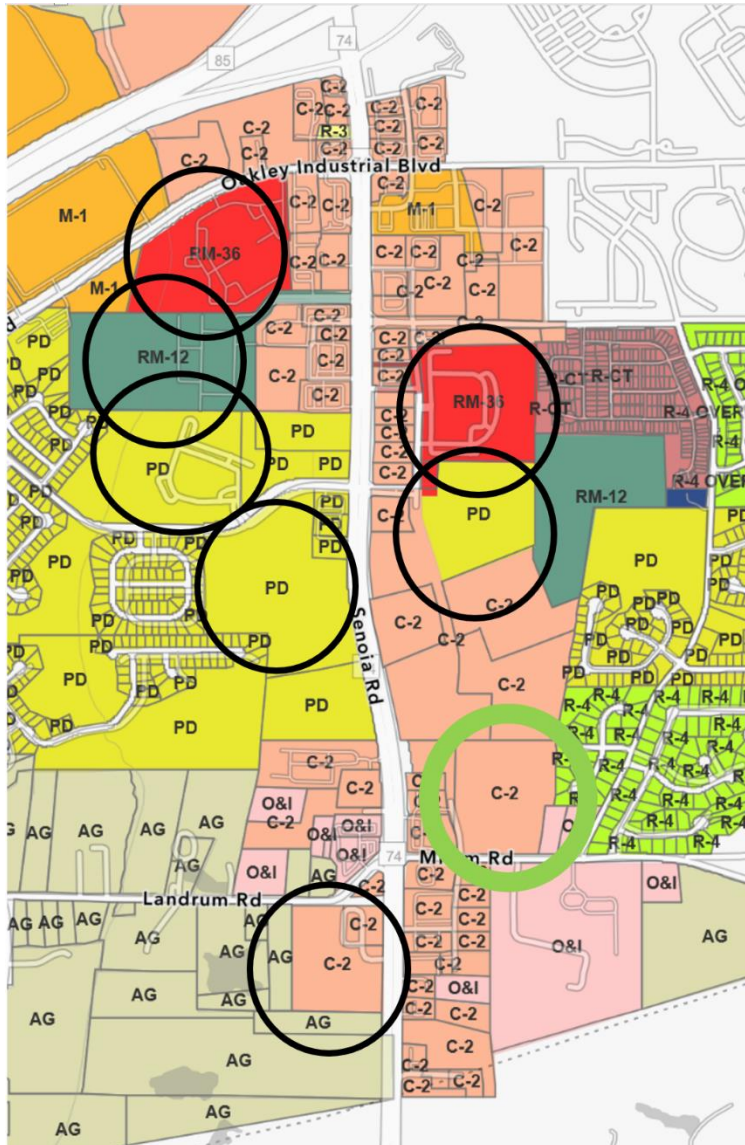
“Appropriate zoning districts in th[is] . . . Character Area include C-1, C-2, O & I, R-CT, RM-12, RM-36, and PD.” (Comprehensive Plan, p. 41). And, appropriate land uses within this character area include mixed-use developments, various commercial uses, and multi-family housing. The Application, therefore, complies with the City’s policy and vision for the Highway 74 / Senoia Road corridor and the Highway Mixed Use character area.

The goals for the Highway Mixed Use character area, include using “multi-family and townhomes . . . as a transition from the intense commercial use [fronting on Highway 74 / Senoia Road] to the residential areas.” (Comprehensive Plan, p. 41). These goals also include “[l]imiting multi-family densities to no more than 36 units an acre” and limiting “[b]uilding height . . . to four (4) stories.” (*Id.*). The development trend in the corridor has carefully and successfully achieved these goals. KBD respectfully requests that the City Council continue to implement the goals and vision of the Comprehensive Plan by approving the Application.

The Comprehensive Plan further seeks to “minimize the impact of commercial areas on surrounding uses by considering their additional vehicular traffic generation, the potential of their aesthetics on the site and surrounding properties and ensuring compatibility.” (*Id.*).

Additionally, as shown in the excerpt of the City’s zoning map below, the Highway 74 / Senoia Road corridor has been zoned consistent with the

Comprehensive Plan, with commercial uses fronting the highway and mixed-use (with multi-family) and multi-family developments behind the highway commercial frontage on both sides of State Route 74 / Senoia Road. Behind those mixed use developments are, generally, single-family uses. In the excerpt of the zoning map below, developments with multi-family uses are circled in black and the subject property is circled in green. Please note that the map has not yet been updated by the City to reflect the zoning of the southwestern most comparable development.



The Property is currently zoned C-2 (General Commercial) which permits as a matter of right a vast area of high-intensity commercial uses. Zoning Ordinance § 80-84). In the C-2 zoning district, a building can have a maximum lot coverage of 50 percent. The Property is 14.22 acres, meaning that as presently zoned the Property could be development with commercial buildings of approximately 300,000 square feet.

A commercial development, such as that currently permitted on the Property as a matter of right, would create substantially more traffic than the residentially focused, mixed-use development proposed by the Application. The proposed development also furthers the Comprehensive Plan's objectives by using multi-family buildings within the Development "as a transition from the intense commercial use[s]" along the highway frontage "to the residential uses" adjacent to the Property.

- (2) How the proposal impacts the purposes of the overall zoning scheme, and whether the proposed change furthers the purposes of these zoning regulations. Applications for zoning amendments that do not contain specific site plans carry a rebuttable presumption that the proposed change shall adversely affect the zoning scheme.**

As noted above, the proposed Development is consistent with the zoning scheme and furthers the purpose of the Zoning Ordinance. And the concept plan submitted with the Application shows that the proposed Development is consistent in types and density of uses with other similarly situated developments within the surrounding area and, thus, the overall zoning scheme.

- (3) How the proposal impacts the character of the zoning district, the particular piece of property, neighborhoods, or the community.**

The proposed Development will have a positive impact on the character of the PD zoning district, the Property, the surrounding area/neighborhoods, and the community. The Development proposed by the Application is consistent with the City's Comprehensive Plan as well as the zoning and development trend in the surrounding area and on similarly situated properties. Additionally, the proposed Development will reduce the traffic impact that would occur from a development on the Property under the C-2 zoning district presently applied to the Property.

- (4) Whether the proposal creates an isolated district unrelated to adjacent properties and nearby districts.**

The Development will not create an isolated district unrelated to adjacent properties and nearby districts. The excerpt of the zoning map above shows that the Development is consistent with the zoning trend in the SR-74 corridor to PD developments and the mixed-use and multi-family developments on similarly situated properties fronting on Renaissance Parkway.

- (5) How the proposal impacts the aesthetic character of existing and future uses of the property and the surrounding area.**

As shown by the renderings and elevations submitted with the Application, the proposed development is consistent with the aesthetic character of existing uses of the surrounding area. The buildings are designed to continue to mixed-use, step down uses to the north of the Property on Renaissance Parkway and to the west of SR-74. Thus, the Development will further the existing and future aesthetic character of the property and the surrounding area.

(6) Whether the proposal is consistent with adjacent development densities and the density patterns reflected in the comprehensive plan.

As noted above, the proposed Development is consistent with the development trend of the SR-74 corridor and other mixed-use and multi-family developments on Renaissance Parkway and within the SR-74 corridor. Additionally, as also noted above, the Development is consistent with the Comprehensive Plan and the density patterns reflected therein.

(7) How the proposal impacts the public health, safety, and general welfare.

The proposed Development will have a positive impact on the public health, safety, and general welfare. The Development is consistent with the City's Comprehensive Plan as well as the development and zoning trend of surrounding and similarly situated properties. Thus, the Development is consistent and follows the City's pattern, practice, and policy of permitting and encouraging developments such as the Development on similarly situated properties. This pattern, practice, and policy has demonstrated that the City believes developments, such as the Development, on similarly situated properties positively impact the public health, safety, and welfare.

(8) How the proposal impacts water, sewerage, other public facilities, or public services, and how the proposed amendment impacts expenditures of public funds.

Water, sewage, and other public facilities and services will not be negatively impacted by the proposed Development, and the Development will not negatively impact expenditure of public funds. The Owner/Applicant understands that there is adequate water and sewer capacity for the Development. Additionally, the proposed Development is designed to predominately consist of 1-bedroom and 2-bedroom units, marketed toward young-professionals, as opposed to families. In other words, the majority of the residents within the Development will be without children. Accordingly, the Development will have a minimal impact on schools. Based on the above, the proposed Development will have no negative impact on public facilities and services or expenditures of public funds.

(9) How the proposal impacts traffic safety and congestion.

As shown by the Traffic Impact Analysis (the "**Traffic Study**") prepared by Maldino and Wilburn, LLC, Traffic Consultants, and submitted with the Application,

the Development will not have a meaningful negative impact on intersections within the jurisdiction on the City. To the extent that the Development will have an impact on the intersection of SR 74 and Milam Road/Landrum Road that intersection is under the jurisdiction of the Georgia Department of Transportation (“GDOT”) and is the subject a GDOT corridor study and improvement plan. Accordingly, the Traffic Study does not recommend any mitigation for that intersection.

The Traffic Study also shows that development of the Property as presently zoned, i.e., if the Application was not approved, would generate more traffic than the Development proposed by the Application. Specifically, development on the Property with a grocery store and adjoining retail shops of 90,000 square feet total would generate 8,339 trips per day. Consequently, the Development will not have a negative impact on traffic safety and congestion.

(10) How the proposal impacts environmental conditions, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality, water quality and quantity.

The Development will not have a negative impact on environmental conditions, such as drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity. The Development will comply with all applicable laws, rules, and regulations regarding stormwater/flooding, water quality and quantity, soil erosion and sedimentation control, all of which require the Development to ensure the Development does not create negative impacts on the drainage, flooding risk, water quality and quantity, or soil erosion and sedimentation of adjoining, adjacent, and nearby properties.

(11) How the proposal impacts the provision of adequate light and air.

The provision of adequate light and air to adjoining properties will not be impacted by the Development. As shown by the concept plan submitted with the Application, the Development will include buffers around the exterior of the Property which will ensure that the buildings proposed as part of the Development will not affect the light or air provided to adjoining, adjacent, and nearby properties. Additionally, as shown by the Traffic Study submitted with the Application, the proposed Development will generate less traffic than development of the Property with a use permitted as a matter of right under the C-2 zoning district presently applied to the Property. Moreover, the Development is designed to ensure all residential units and amenities areas have sufficient light and air. Therefore, the Development will not have a negative impact on the provision of adequate light and air.

(12) How the proposal impacts the value of adjacent property.

The Development proposed by the Application will have a positive impact on the value of adjacent property. The Application proposes a Development that is a mixed-use development consistent with the zoning and development trend of similarly situated properties and is consistent with the Comprehensive Plan. Upon information and belief, that development trend and policy has produced positive appreciation of adjacent properties, and the same should hold true of properties adjacent to the Property.

(13) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations.

The Property cannot be used in accordance with the existing zoning applied to the Property. The Property has been zoned C-2 for decades. And, the Owner/Applicant has owned the Property for 19 years, since 2005. During that time, the Owner/Applicant has sought to sell the Property to end users that would use the Property consistent with the C-2 zoning district presently applied to the Property. However, despite the Owner/Applicant's efforts, the market has not provided a buyer or use that can use the Property as presently zoned. Therefore, the Property does not have a viable economic use as presently zoned.

(14) Preservation of the integrity of residential neighborhoods shall carry greater weight than other factors. Where property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall carry greater weight.

The proposed development will help preserve the integrity of residential neighborhoods. As presently zoned, the Property could be developed for a vast array of commercial uses. Those commercial uses are more intense and, therefore, have potentially incompatible with adjacent residential development. On the other hand, the mixed-use development proposed by the Application (and as contemplated by the Comprehensive Plan) will provide a transition between the existing, highway commercial uses fronting on Highway 74 to a mixed-use development with residential and conservation uses adjacent to the single-family residential uses to the east of the Property. Accordingly, the Application will promote the preservation of the integrity of residential neighborhoods.

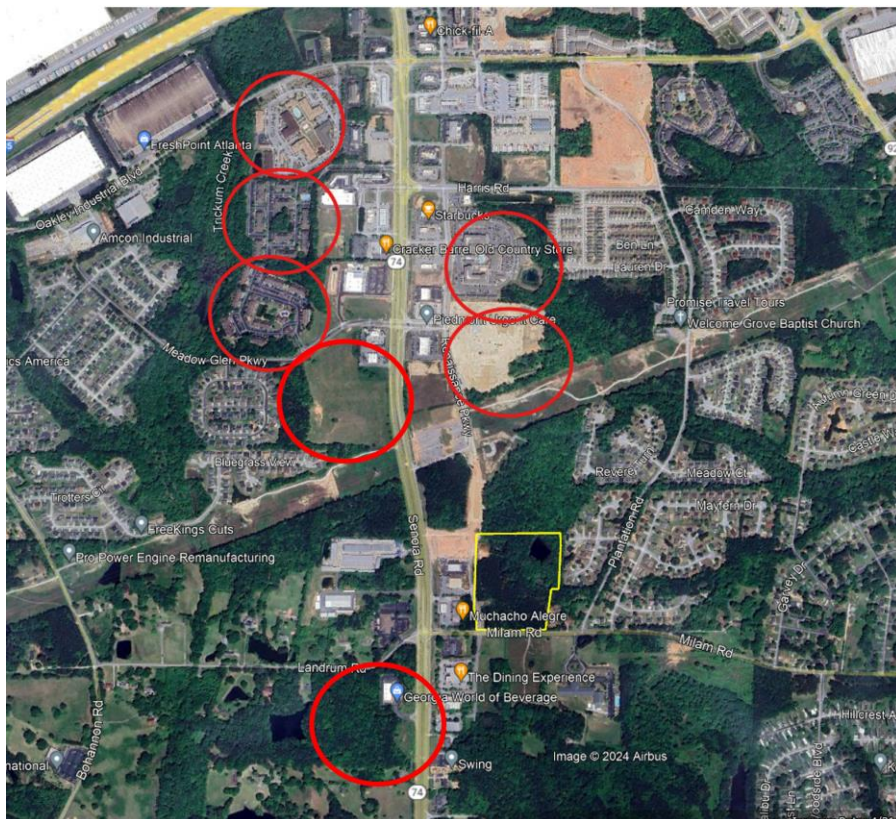
* * *

Section 80-300(d) of the Zoning Ordinances provides "general lines of inquiry" by which the City Council should evaluate any challenge to the existing zoning

classification applied to a property. Those “general lines of inquiry” are restated below along with the Owner/Applicant’s analysis thereof.

(1) The existing uses and zoning of the subject and surrounding property.

The existing uses and zoning of the Property and surrounding properties—as shown by the above excerpt of the zoning map and the annotated aerial map below—are highway commercial, multi-family, and detached single-family residential. The highway commercial uses are all fronted primarily along SR 74, with the exception of commercial uses that are part of mixed-use, multi-family developments; there is no standalone highway commercial fronting primarily on the access or side streets, such as Milam Road or Renaissance Parkway. Behind those highway commercial uses (i.e., to the immediate east or west of the highway commercial uses on SR 74) are multi-family, mixed-use with multi-family as the predominate use, and storage/warehousing developments and uses. Thus, the C-2 zoning district presently applied to the Property is not consistent with the uses and zoning of surrounding properties. And, the existing zoning of the Property has not led to constitutionally viable uses.



Showing developments consisting entirely or predominately of multi-family within the SR-74 corridor

(2) The extent to which property values may be diminished by the particular zoning restrictions.

The Property has proven to have no economic value as presently zoned, C-2. Within that zoning district, numerous commercial uses are permitted as a matter of right. However, as the market and development and zoning trends in the City have shown, such standalone commercial uses are not viable on the Property. In other words, the City's prior zoning decisions, the market, and the development trend in the area have shown that standalone, large commercial uses (as opposed to mixed-use developments), to be viable, must front on Highway 74 and not access streets, such as Renaissance Parkway or Milam Road.

(3) The extent to which the reduction of property values, if any, promotes the health, safety, morals or general welfare of the public.

The Property has no economic value as presently zoned and, given the development and zoning trend of the surrounding area and the City's Comprehensive Plan, the retention of the C-2 zoning district on the Property will not promote the health, safety, morals, or general welfare of the public. Instead, the health, safety, morals, and general welfare of the public would be promoted by the City Council's approval of the Application, consistent with the Comprehensive Plan and development and zoning trend in the surrounding area and SR-74 corridor.

(4) The relative gain to the public, as compared to the hardship, if any, imposed upon the individual property owner.

As noted previously in this letter, the public will gain by the approval of the Application—which is consistent with the Comprehensive Plan and the zoning and development trend of surrounding and similarly situated properties. The effectuation of the mixed-use desire for the SR 74 corridor in which the Property is located will further the development vision of the City. On the other hand, retaining the existing zoning on the Property will be a hardship on the Owner which has not been able to sell or use its property for an economically viable use during the almost 2 decades it has owned the Property. And, if the Application is not granted, then the public will gain nothing by the unconstitutional retention of a zoning district presently applied to the Property.

(5) The suitability of subject property for development purposes as presently zoned.

Despite the Owner's efforts and the development of similarly situated

properties, the Property has not been developed as presently zoned. Therefore, the market has unequivocally demonstrated that the Property cannot be developed as presently zoned. And, thus, the Property is not suitable for development purposes as presently zoned.

- (6) The length of time the property, if vacant, has been vacant as zoned, considered in the context of land development in the vicinity of the property.**

The Property has been vacant since the Owner acquired the property in 2005, 19 years ago. The Property has been zoned C-2 for the duration of its vacancy. However, the surrounding area has developed as detailed previously in this letter. And, most telling, similarly situated properties have been developed with developments (*e.g.*, the Dylan and the Oslo multi-family developments) substantially similar to the Development proposed by the Application.

VARIANCE APPLICATION

Regarding the Variance Application, Section 80-251 of the Zoning Ordinance sets forth certain factors and if any one of those factors is met a concurrent variance may be granted. Below, those factors are restated in bold typeface followed by the Owner/Applicant's analysis of each factor.

- (1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or**

The relief sought, if granted, is necessary for the Development to be constructed as proposed. And, granting that relief would be in harmony with the general purpose and intent of the Zoning Ordinance. The general purpose and intent of the Zoning Ordinance includes the following:

- (a) "lessening congestion in the streets" which the Traffic Study shows that the proposed Development will do (Zoning Ordinance § 80-3);
- (b) "providing adequate light and air" which the proposed Development will accomplish, as detailed above (Zoning Ordinance § 80-3);
- (c) "encouraging such timing, density[,] and distribution of land development and uses as will facilitate an economic and adequate provision of transportation, . . . water supply, drainage, . . . recreation and other public requirements," which this letter has previously demonstrated the proposed Development will do;
- (d) "encouraging the most appropriate use of land, buildings, and other structures," which the Application will do, as demonstrated by the

inability of the Owner/Applicant to sell the property as currently zoned and the development and zoning trend of nearby and similarly situated properties; and

- (e) above all, “promoting desirable living environments, stable neighborhoods, sound commercial and industrial areas”

(Zoning Ordinance § 80-3). Additionally, as previously detailed, the proposed Development is consistent with the City’s Comprehensive Plan as well as the development and zoning trend in the surrounding area and on similarly situated properties.

- (2) The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its lot size, shape, or topography, would create an unnecessary hardship for the owner while causing no detrimental to the public; or**

The variances requested are consistent with the development of other PD districts within the City, within the SR 74 corridor, and on properties similarly situated to the Property. Namely, other similarly situated developments have residential and commercial mixtures consistent with that sought by the Application and parking spaces consistent with the number sought by the Application. Additionally, extraordinary and exception market conditions due to the lot size and location have shown that there is not a market for the same as presently zoned.

- (3) Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.**

The foregoing factor is not relevant to the Application and, therefore, not addressed in this letter.

Enclosed for consideration by the Council the City prior to the Council’s official action on the Application for the Property, are the enclosed Constitutional Objection and York Objection of the Owner/Applicant regarding the Application. As you know, these objections are standard procedural requirements imposed by decisions of Georgia’s appellate courts.

The Owner/Applicant respectfully requests that the Council approve the Application as presented without conditions or with only the conditions consented to by the Owner/Applicant.

City Council of Fairburn, Georgia

November 21, 2024

Page 13 of 12

Should you have any questions or concerns regarding this letter or its attachments/enclosures, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven L. Jones", written in a cursive style.

Steven L. Jones

Enclosures

cc: The Owner/Applicant

Valerie A. Ross, City Zoning Attorney (via email: vross@lawtrg.com)

EXHIBIT “A”

CONSTITUTIONAL OBJECTION

As applied to the real property of KBD Fairburn, LLC, a Georgia limited liability company (the “Owner” and/or the “Applicant”) which is identified as Fulton County Tax Assessor Parcel No. (“TPN”): 09F020200130436 (the “Subject Property”) and is the subject of the rezoning application and variance application (collectively, the “Application”) both filed herewith, if the Application is not approved or is approved with condition(s) not consented to by the Owner/Applicant, the Code of Ordinances of Fairburn, Georgia (the “Code”), Part II, Chapter 80 (the “Zoning Ordinance”) will be unconstitutional in that the Owner/Applicant’s property rights in and to the Subject Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Subject Property, in such case, such action on the Application and the Zoning Ordinance will deprive the Owner/Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Owner/Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Subject Property in

EXHIBIT "A"

violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Owner/Applicant an economically viable use of the Subject Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Owner/Applicant to use the Subject Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Owner/Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will constitute arbitrary, capricious, and unreasonable acts by the City of Fairburn, Georgia, by and through the City Council of the City, without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Owner/Applicant, such action on the Application and application

EXHIBIT "A"

of the Zoning Ordinance to the Subject Property will be unconstitutional and discriminate against the Owner/Applicant in an arbitrary, capricious, and unreasonable manner between the Owner/Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

WHEREFORE, the Owner/Applicant requests that the City (by and through the City Council of the City) approve the Application, as specified and designated therein, without conditions or with only condition(s) consented to by the Owner/Applicant.

Respectfully submitted this 21st day of November 2024.

TAYLOR ENGLISH DUMA LLP
Counsel for the Owner/Applicant

/s/ Steven L. Jones

Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia
30339
(678) 336-7282
sjones@taylorenghish.com

EXHIBIT “B”

**OBJECTION TO AND FOR ZONING HEARINGS BASED ON
YORK V. ATHENS COLLEGE OF MINISTRY, INC.**

As applied to the real property of KBD Fairburn, LLC, a Georgia limited liability company (the “Owner” and/or the “Applicant”) which is identified as Fulton County Tax Assessor Parcel No. (“TPN”): 09F020200130436 (the “Subject Property”) and is the subject of the rezoning application and variance application (collectively, the “Application”) filed herewith, the public hearing regarding and any action of the City of Fairburn, Georgia (the “City”), by and through the City Council (the “City Council”) of the City, on the same are objected to by the Owner/Applicant based on, but not limited to, the reasons set forth herein (collectively, the “York Objection” and each an “Objection”), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this *York* Objection, the Owner/Applicant is filing a Constitutional Objection to any action by the City Council that does not approve the Application or approves the Application with condition(s) not consented to by the Owner/Applicant, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Owner/Applicant objects to the hearings before the City’s Planning and Zoning Commission (the “P&Z Commission”) and the City Council on the Application because the time limitation, if any, imposed on the presentation of evidence and testimony in support of the Application deprives the Owner/Applicant a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States and Article I,

EXHIBIT “B”

Section I, Paragraphs I, II, XI, and XII of the Constitution of Georgia of 1983. Likewise, the Owner/Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony or opinion) at any hearings, if any, before the P&Z Commission and/or the City Council to the extent that (but not limited to) said individuals (a) do not satisfy the substantial interest-aggrieved citizen test; (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the purview of the P&Z Commission and/or the City Council with respect to the Application as set out in The Code of Ordinances of Fairburn, Georgia (the “Code”), Part II, Chapter 80 (the “Zoning Ordinance”); and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, hearsay, insubstantial, and/or lay, nonexpert opinion evidence.

Additionally, the Owner/Applicant objects to any City Council action that does not approve the Application or approves the Application with condition(s) not consented to by the Owner/Applicant to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the City Council; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on

EXHIBIT “B”

the whole record; or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, hearsay, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to or outside of the purview of the City Council, and/or procedure, for the Application set out in the Zoning Ordinance; (d) based, in whole or part, on evidence or other information received outside of the hearing(s) on the Application and/or in any manner which does not afford the Owner/Applicant an opportunity to review or respond to the same; and/or (e) not made pursuant and in conformance with the Zoning Ordinance; the Code of Ordinances of Fairburn, Georgia; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*, and/or any other law of the state of Georgia or the United States of America.

By and through this *York* Objection, the Owner/Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered by the Owner/Applicant at or prior to the City Council hearing on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the City Council.

WHEREFORE, the Owner/Applicant requests that the City (by and through the City Council of the City) approve the Application, as specified and designated therein, without conditions or with only condition(s) consented to by the Owner/Applicant.

EXHIBIT “B”

Respectfully submitted this 21st day of November 2024.

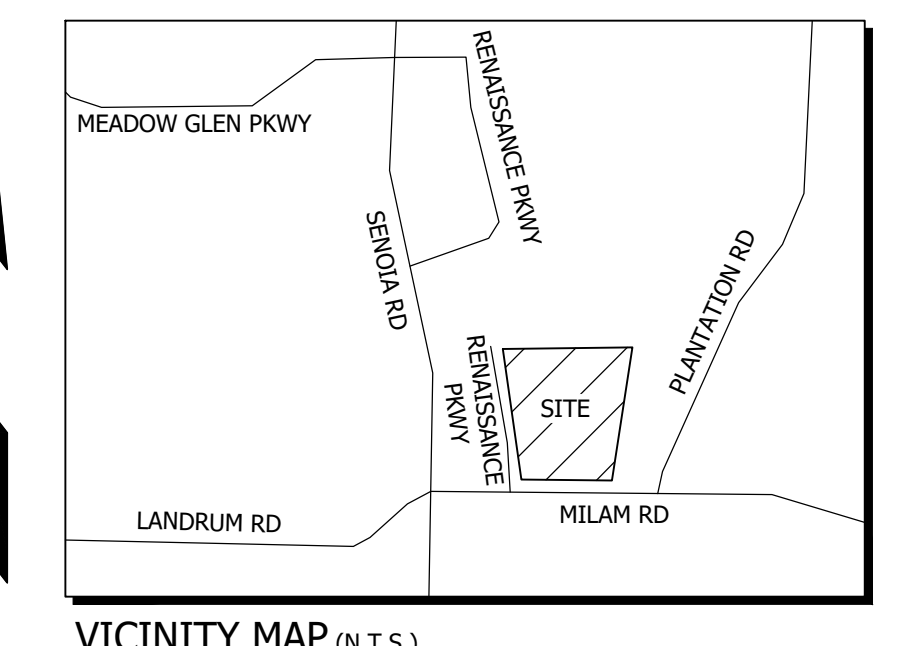
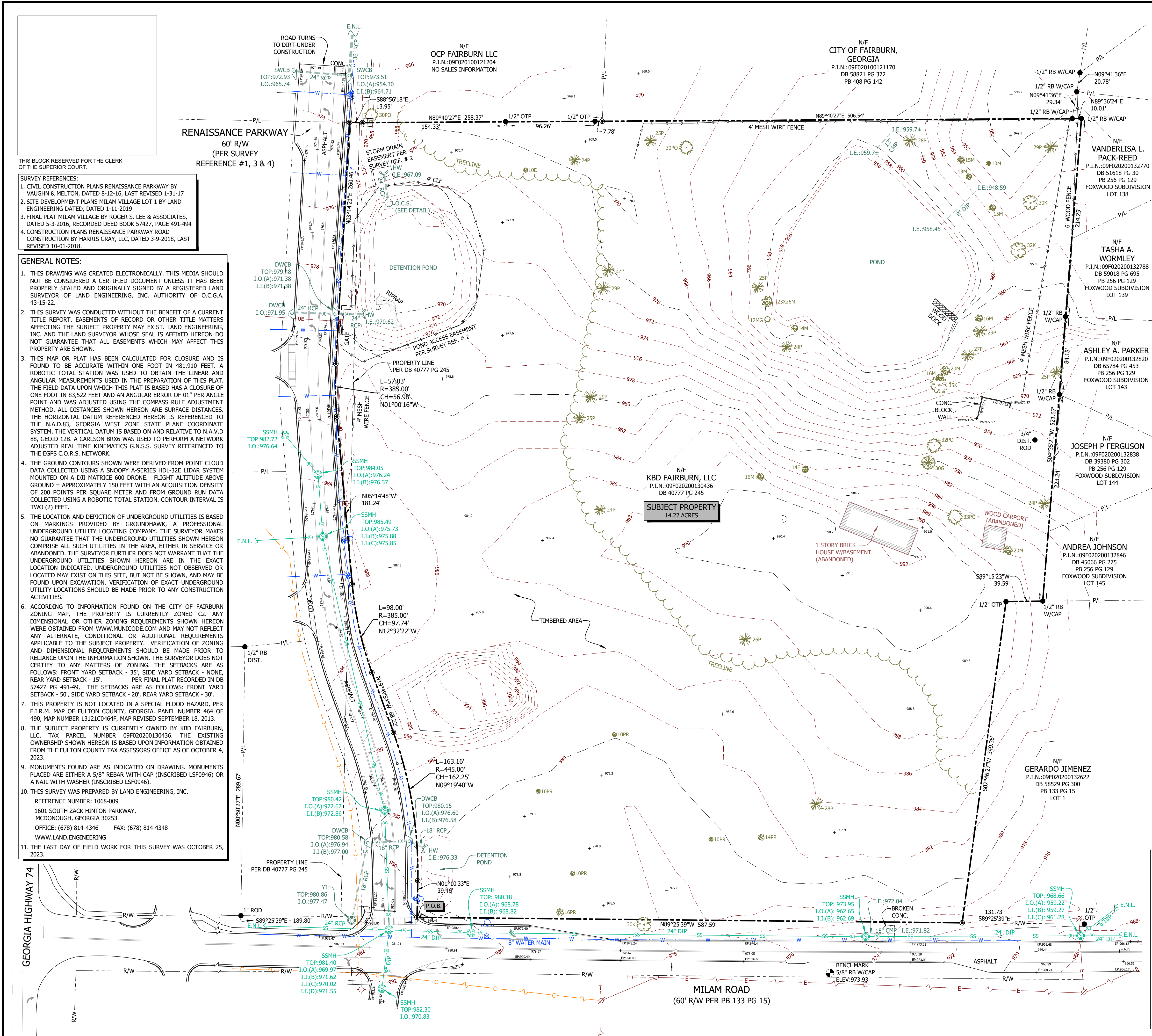
TAYLOR ENGLISH DUMA LLP
Counsel for Owner/Applicant

/s/ Steven L. Jones

Steven L. Jones

Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenghish.com



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEY REFERENCES:

- CIVIL CONSTRUCTION PLANS RENAISSANCE PARKWAY BY VAUGHN & MELTON, DATED 8-12-16, LAST REVISED 1-31-17
- SITE DEVELOPMENT PLANS MILAM VILLAGE LOT 1 BY LAND ENGINEERING DATED, DATED 1-11-2019
- FINAL PLAT MILAM VILLAGE BY ROGER S. LEE & ASSOCIATES, DATED 5-3-2016, RECORDED DEED BOOK 57427, PAGE 491-494
- CONSTRUCTION PLANS RENAISSANCE PARKWAY ROAD CONSTRUCTION BY HARRIS GRAY, LLC, DATED 3-9-2018, LAST REVISED 10-01-2018.

GENERAL NOTES:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 481,910 FEET. A ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 83,522 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON AND RELATIVE TO N.A.V.D 88, GEOID 12B. A CARLSON BRX6 WAS USED TO PERFORM A NETWORK ADJUSTED REAL TIME KINEMATICS G.N.S.S. SURVEY REFERENCED TO THE EGPS C.O.R.S. NETWORK.
- THE GROUND CONTOURS SHOWN WERE DERIVED FROM POINT CLOUD DATA COLLECTED USING A SNOOPY A-SERIES HDL32 LIDAR SYSTEM MOUNTED ON A DJI MATRICE 600 DRONE. FLIGHT ALTITUDE ABOVE GROUND = APPROXIMATELY 150 FEET WITH AN ACQUISITION DENSITY OF 200 POINTS PER SQUARE METER AND FROM GROUND RUN DATA COLLECTED USING A ROBOTIC TOTAL STATION. CONTOUR INTERVAL IS TWO (2) FEET.
- THE LOCATION AND DEPICTION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS PROVIDED BY GROUNDHAWK, A PROFESSIONAL UNDERGROUND UTILITY LOCATING COMPANY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE, BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ACCORDING TO INFORMATION FOUND ON THE CITY OF FAIRBURN ZONING MAP, THE PROPERTY IS CURRENTLY ZONED C2. ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICOD.COM AND MAY NOT REFLECT ANY ALTERNATE, CONDITIONAL OR ADDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. VERIFICATION OF ZONING AND DIMENSIONAL REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING. THE SETBACKS ARE AS FOLLOWS: FRONT YARD SETBACK - 35', SIDE YARD SETBACK - NONE, REAR YARD SETBACK - 15'. PER FINAL PLAT RECORDED IN DB 57427 PG 491-49, THE SETBACKS ARE AS FOLLOWS: FRONT YARD SETBACK - 50', SIDE YARD SETBACK - 20', REAR YARD SETBACK - 30'.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD, PER F.I.R.M. MAP OF FULTON COUNTY, GEORGIA. PANEL NUMBER 464 OF 490, MAP NUMBER 13121C0464F, MAP REVISED SEPTEMBER 18, 2013.
- THE SUBJECT PROPERTY IS CURRENTLY OWNED BY KBD FAIRBURN, LLC, TAX PARCEL NUMBER 09F02020130436. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE FULTON COUNTY TAX ASSESSORS OFFICE AS OF OCTOBER 4, 2023.
- MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 5/8" REBAR WITH CAP (INSCRIBED LSF0946) OR A NAIL WITH WASHER (INSCRIBED LSF0946).
- THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC. REFERENCE NUMBER: 1068-009
1601 SOUTH ZACK HINTON PARKWAY,
MCDONOUGH, GEORGIA 30253
OFFICE: (678) 814-4346 FAX: (678) 814-4348
WWW.LAND.ENGINEERING
- THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS OCTOBER 25, 2023.

TREE LEGEND

SYMBOL	CODE	COMMON NAME
	D	DOGWOOD
	G	SWEET GUM
	M	MAPLE
	MG	MAGNOLIA
	K	OAK
	P	PINE
	PR	PEAR
	PO	POPLAR

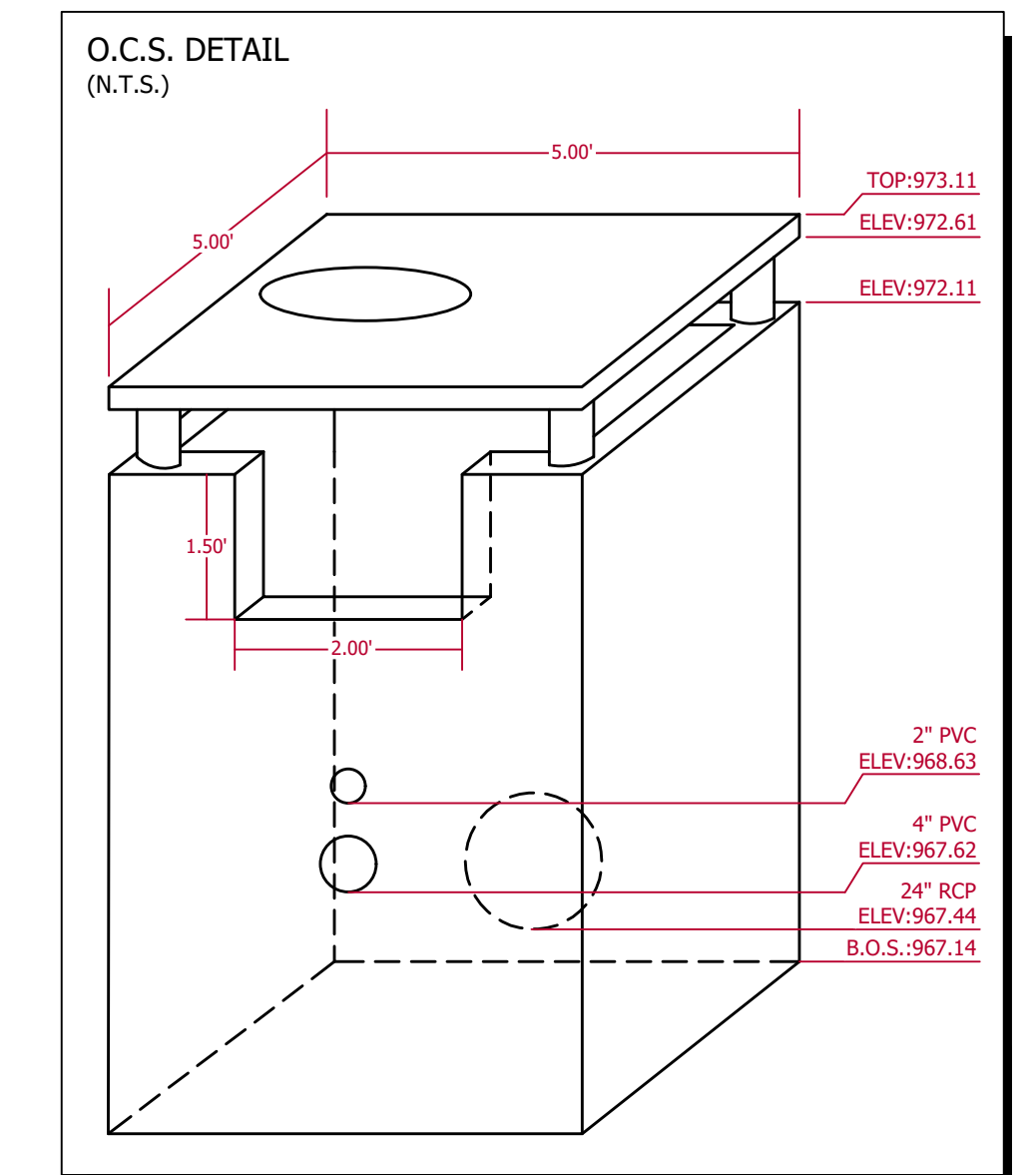
EXAMPLE: 16K = 16 INCH OAK TREE
TRUNK DIAMETER MEASURED AT BREAST HEIGHT. TREE SYMBOL SIZE VARIES BASED ON TREE DIAMETER.

LEGEND

	IRON PIN FOUND (DESCRIPTION)
	IRON PIN SET (5/8" REBAR W/ CAP)
	BENCHMARK
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	WATER VALVE
	FIRE HYDRANT
	UTILITY POLE
	LIGHT POLE
	SIGN (SINGLE POST)
	UTILITY HANDHOLE

ABBREVIATIONS

B.O.S.	BOTTOM OF STRUCTURE	N/F	NOW OR FORMERLY
BW	BOTTOM OF WALL	N.T.S.	NOT TO SCALE
-C-	UNDERGROUND COMMUNICATION LINE	OTP	OPEN TOP PIPE
CLF	CHAIN LINK FENCE	PB	PLAT BOOK PAGE
CMP	CORRUGATED METAL PIPE	P.T.B.	POINT OF BEGINNING
CONC.	CONCRETE	P.I.N.	PARCEL IDENTIFICATION NUMBER
DB	DEED BOOK	P/L	PROPERTY LINE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE PIPE
DIST.	DISTURBED	RB	REBAR
E.N.L.	END NOT LOCATED	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
-E-	OVERHEAD ELECTRIC	SDMH	STORM DRAIN MANHOLE
HW	HEADWALL	SSMH	SANITARY SEWER MANHOLE
I.E.	INVERT ELEVATION	TW	TOP OF WALL
I.L.	INVERT IN	-W-	UNDERGROUND WATER LINE
I.O.	INVERT OUT		



SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Daniel L. Collins
Daniel L. Collins, GA RLS #2851 11/14/2023

LAND ENGINEERING

1601 S Zack Hinton Parkway
McDonough, Georgia 30253
T 678.814.4346, F 678.814.4348
www.land.engineering

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY LAND ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO LAND ENGINEERING, INC. COPYRIGHT LAND ENGINEERING, INC. 2023



Know what's below. Call before you dig. Dial 811. Utilities PROTECTION CENTER DIG SAFELY! 800-262-7411

Notes:

Project Number: 1068-009
Drawn By: KLC
Date: 11/14/2023

Submittals:

No.	Date	Description

Revisions:

No.	Date	Description

Client / Prepared for:

KC WILLIAMS DEVELOPMENT, LLC
136 HOOD STREET, SUITE C
MCDONOUGH, GEORGIA 30253

Project Name:

5650 MILAM ROAD

Project Location:
5650 MILAM ROAD
Land Lot: 13
District: 9TH
Section: -
City: FAIRBURN
County: FULTON
State: GEORGIA

Drawing Scale:

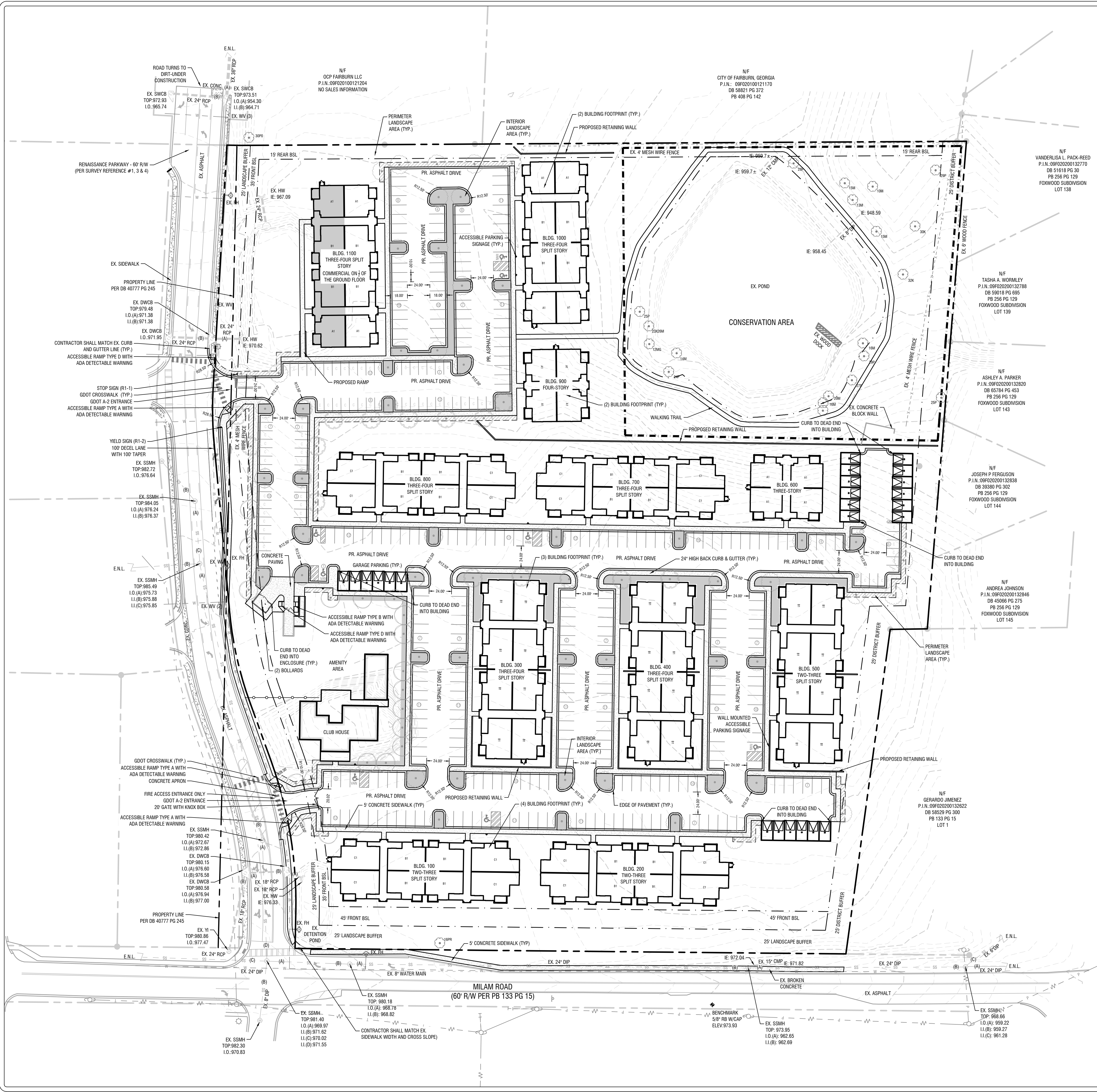
0 50' 100'
Graphic Scale in Feet
1" = 50'

Sheet Title:

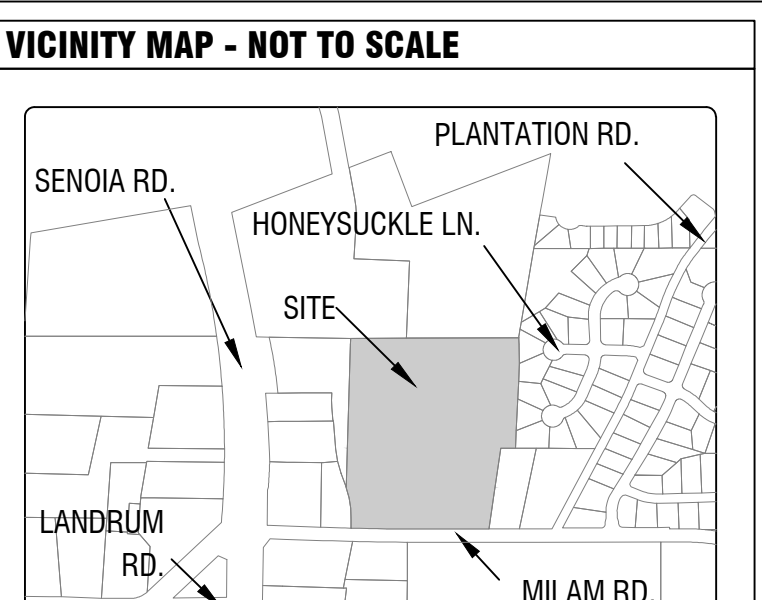
BOUNDARY, TOPOGRAPHIC, TREE & UTILITY SURVEY

Sheet Number: Total Sheets: Revision:

1 1 0



SITE COVERAGE DATA	
TOTAL PROJECT ACREAGE:	14.22 ACRES (619,537.66 SF.)
FUTURE ROW:	0.00 ACRES (0.00 SF.)
NET SITE ACREAGE:	14.22 ACRES (619,537.66 SF.)
EXISTING LOT COVERAGE:	3,164.95 SF. (0.51% OF SITE)
BUILDINGS & CANOPY:	2,991.31 SF. (0.48% OF SITE)
PAVING:	0.00 SF. (0.00% OF SITE)
CONCRETE & SIDEWALKS:	193.65 SF. (0.03% OF SITE)
GRAVEL:	0.00 SF. (0.00% OF SITE)
PROPOSED LOT COVERAGE:	321,475.75 SF. (51.89% OF NET SITE)
BUILDINGS & CANOPY:	139,020.34 SF. (22.44% OF NET SITE)
PAVING:	145,378.00 SF. (23.47% OF NET SITE)
SIDEWALKS & CONCRETE AREAS:	37,076.31 SF. (5.98% OF NET SITE)
TOTAL LANDSCAPE AREA:	298,061.91 SF. (48.11% OF NET SITE)
PERIMETER LANDSCAPE REQUIREMENTS:	1 TREE/250 SF.
REQUIRED:	7,934.27/250 SF. = 31.74 TREES
PROPOSED:	32 TREES
VEHICLE USE AREA:	148,899.62 SF.
INTERIOR LANDSCAPE AREA REQUIREMENTS:	10% OF VEHICLE USE AREA
REQUIRED:	14,889.96 SF. (10% OF VEHICLE USE AREA)
PROPOSED:	15,994.54 SF. (10.47% OF VEHICLE USE AREA)
INTERIOR LANDSCAPE TREES REQUIRED:	1 TREE/250 SF.
REQUIRED:	15,994.54/250 SF. = 62.3781628 TREES
PROPOSED:	63 TREES
LANDSCAPING REQUIREMENTS:	TREE PROTECTION, LANDSCAPE AND MAINTENANCE STANDARDS SHALL BE IN ACCORDANCE TO THE CITY OF FAIRBURN LAND DEVELOPMENT AND RELATED REGULATIONS AND SHALL BE ADDRESSED DURING THE PERMITTING PROCESS.
OPEN SPACE REQUIREMENTS:	SITE - 1 AC. DISTURBED
REQUIRED:	185,981 SF. (30% OF NET SITE)
PROPOSED:	279,166.51 SF. (45.06% OF NET SITE)
QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.	
PARKING DATA	
REQUIRED PARKING:	407 SPACES
RESIDENTIAL DEVELOPMENTS = 1.5 SPACES/DWELLING UNIT	
252 DWELLING UNITS * 1.5 SPACES = 378 SPACES	
RETAIL AND COMMERCIAL USES = 1 SPACE/200 SF. OF ENCLOSED COMMERCIAL SPACE WHICH IS AVAILABLE TO THE PUBLIC (5,999.09 SF./200) = 28.50 SPACES	
PROPOSED PARKING:	407 SPACES
STANDARD SURFACE: 304 (10'X18', 8 OF THOSE ARE HANDICAP ACCESSIBLE)	
COMPACT SURFACE: 79 (9'X15', 19.41% OF THE TOTAL SURFACE SPACES)	
COVERED GARAGE SPACES: 24 (12'X20', PROVIDED FOR 9.76% OF UNITS)	
BUILDING DATA	
NET SITE ACREAGE:	14.22 ACRES
MAX. ALLOWED RESIDENTIAL DENSITY:	36 UNITS PER GROSS ACRE
14.22 AC. * 36 UNITS PER GROSS ACRE =	511.92 UNITS
TOTAL PROPOSED DWELLING STRUCTURES:	11
TOTAL PROPOSED DWELLING UNITS:	252
PROPOSED 1 BEDROOM DWELLING UNITS:	50
PROPOSED 2 BEDROOM DWELLING UNITS:	162
PROPOSED 3 BEDROOM DWELLING UNITS:	40 (15.87%)
PROPOSED BEDS:	494
REZONE CONCEPT PLAN NOTES	
1.	DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
2.	ALL CURB RADI SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
3.	ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 2 - TREE PROTECTION, LANDSCAPING & MAINTENANCE OF THE FAIRBURN LAND DEVELOPMENT AND RELATED REGULATIONS.
4.	SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF FAIRBURN PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE FAIRBURN LAND DEVELOPMENT AND RELATED REGULATIONS AT THE TIME THE PERMITS ARE REQUESTED.
5.	ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
6.	ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
7.	STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.
8.	THERE ARE RECORDED EASEMENTS LOCATED ON THIS PROPERTY THAT ARE NOT SHOWN ON THIS PLAN.
9.	ADDITIONAL FIRE ACCESS IMPROVEMENTS MAY BE REQUIRED WHICH COULD RESULT IN THE LOSS OF PARKING AND THUS MAY AFFECT UNIT BEDROOM COUNT.



VICINITY MAP - NOT TO SCALE	
SENOIA RD.	PLANTATION RD.
HONEYSUCKLE LN.	MILAM RD.
LANDRUM RD.	SITE

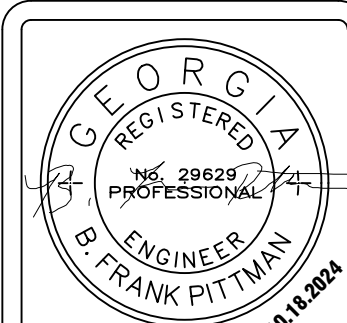
PROJECT DATA	
PROPERTY OWNER:	K B D FAIRBURN LLC 136 HOOD STREET, SUITE C MCDONOUGH, GEORGIA 30253 ATTN: ----
DEVELOPER:	---- ATTN: ----
AUTHORIZED AGENT:	PITTMAN & GREER ENGINEERING P.C. 1050 BARBER CREEK DRIVE, BLDG. 400 WATKINSVILLE, GEORGIA 30677 706.419.9244
PHYSICAL ADDRESS:	5650 MILAM ROAD
TAX PARCEL:	09F0200130436
TOTAL PROJECT ACREAGE:	14.22 ACRES (619,537.66 SF.)
CONTOUR INTERVAL:	1'; FIELD RUN FIELD RUN TOPO BY LAND ENGINEERING DATED OCTOBER 25, 2023.
BOUNDARY SURVEY:	THIS DRAWING WAS PREPARED USING A LAND ENGINEERING BOUNDARY & TOPOGRAPHIC SURVEY FOR KC WILLIAMS DEVELOPMENT LLC, DATED OCTOBER 2, 2023.
EXISTING ZONING:	C2
PROPOSED ZONING:	PD
EXISTING USE:	VACANT TRACT
PROPOSED USE:	APARTMENT COMPLEX
FLOOD PLAN:	SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE A, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN PER FLOOD INSURANCE RATE MAP NO. 13121C0464E, WITH AN EFFECTIVE DATE OF 09/18/2013, FOR COMMUNITY PANEL NUMBER 130314, (FULTON COUNTY), GEORGIA.
THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.	
THERE ARE NO WETLANDS DELINEATED ON SITE.	

GROUND COVER LEGEND	
	INTERIOR LANDSCAPING AREA
	PERIMETER LANDSCAPING AREA

STORM WATER MANAGEMENT FACILITIES	
CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO AN EXISTING OFF-SITE STORM WATER MANAGEMENT FACILITY.	

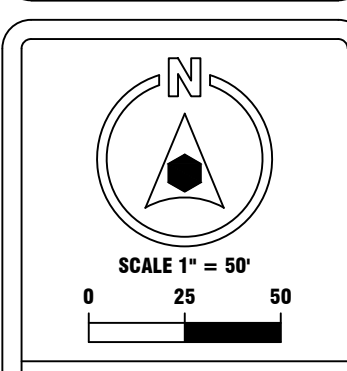
REVISIONS	
DATE	DESCRIPTION
10.18.2024	PER OWNER

PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM



ISSUE PURPOSE
FOR REVIEW ONLY

FAIRBURN APARTMENTS-BBRC
14.22 AC. - 5650 MILAM ROAD
FULTON COUNTY, GEORGIA



PROJECT NUMBER
2023-047



DATE
10.18.2024

REZONE CONCEPT PLAN

01



B.02-4

B.01

B.05

C.01

E.08

E.10

E.09

E.06

C.03

E.07

E.11

D.02

E.05

C.02

D.03

D.04

D.01

E.02

E.03

E.04

E.01

Milam RD

E.12

Fairburn Apartments

Bird's Eye View / Still Location



Renaissance Pkwy Connector



Fairburn Apartments



Fairburn Apartments



Fairburn Apartments



Fairburn Apartments



Fairburn Apartments

Pond View 01



Fairburn Apartments

Pond View 02



Fairburn Apartments

Pond View 03



Fairburn Apartments

Pond View 04



Fairburn Apartments

Pond View 05



Fairburn Apartments

Apartment Elevation 01



Fairburn Apartments

Apartment Elevation 02



Fairburn Apartments

Apartment Elevation 03



Fairburn Apartments

Amenity View 01



Fairburn Apartments

Amenity View 02



Fairburn Apartments

Amenity View 03







Fairburn Apartments

Streetscape View 02



Fairburn Apartments

Streetscape View 03



Fairburn Apartments

Streetscape View 04



Fairburn Apartments

Streetscape View 05



Fairburn Apartments

Streetscape View 07



Fairburn Apartments

Streetscape View 08





Fairburn Apartments

Streetscape View 10



Fairburn Apartments

Streetscape View 11



TRAFFIC IMPACT ANALYSIS

FAIRBURN APARTMENTS - BBRC

FULTON COUNTY, GA

MAY 10, 2024

Prepared By

Maldino and Wilburn, LLC

Traffic Consultants



TRAFFIC IMPACT ANALYSIS

FAIRBURN APARTMENTS

FULTON COUNTY, GA

24-11

MAY 10, 2024

Prepared by:

Vern Wilburn, P.E.
Maldino and Wilburn, LLC
Traffic Consultants
1864 Lower Fayetteville Rd
Newnan, GA 30265
(770) 362-6184
vern@MWTraffic.com

Vern Wilburn



5-10-24

Prepared for:

Mr. Steven L. Jones
Taylor English Dumas, LLP
1600 Parkwood Circle, Suite 200
Atlanta, GA 30339
email: sjones@taylorenghish.com
678.426.4628

Vern
n O.
Wilbur
n

Digitally signed by
Vernon O.
Wilburn
Date:
2024.05.10
11:47:43[®]
-04'00'

Table of Contents

Executive Summary.....	1
1. Introduction	2
Study Intersections.....	3
2. Existing Conditions	4
Existing Roadways	4
Travel Lanes and Traffic Control	5
Weekday Peak Hour Traffic Volumes	6
3. Projected Conditions	8
Proposed Development.....	8
Trip Generation, Proposed Development	8
Trip Distribution	9
Traffic Assignment	10
Projected Peak Hour Traffic Volumes.....	12
4. Capacity Analysis.....	14
Capacity Analysis Results	14
Signalized Intersection (SR 74 and Milam Rd/Landrum Rd)	15
Unsignalized Intersections.....	16
5. Trip Generation, Alternate Development.....	17
Appendices.....	18
A. Traffic Count Data	
B. Site Plan	
C. Trip Generation Reports	
D. Capacity Analysis Reports, Existing Conditions	
E. Capacity Analysis Reports, Projected Conditions	
F. Trip Generation Reports, Alternate Development	

List of Figures

Figure 1: Site Location Map.....	2
Figure 2: Study Intersections.....	3
Figure 3: Existing Travel Lanes and Traffic Control	5
Figure 4: Existing Weekday Peak Hour Traffic Volumes	7
Figure 5: Trip Distribution Pattern.....	9
Figure 6: Generated Peak Hour Traffic Volumes	11
Figure 7: Projected Peak Hour Traffic Volumes.....	13

List of Tables

Table 1: Estimated Weekday Trip Generation	8
Table 2: Distribution of Generated Trips.....	10
Table 3: HCM Level of Service Scales.....	14
Table 4: Capacity Analysis Results, Signalized Intersection	15
Table 5: Capacity Analysis Results, Stop-Controlled Intersection	15
Table 6: Estimated Weekday Trip Generation, Alternate Development	16

Executive Summary

This study was conducted to evaluate the traffic-related impacts of a proposed apartment community consisting of 246 dwelling units, with a small amount of retail space (8376 square feet).

The estimated number of trips expected from the proposed development is as follows:

Weekday, Daily Total - 3008 per day (1504 in/1504 out)

Weekday, AM Peak Hour - 234 Total (102 in/132 out)

Weekday, PM Peak Hour - 216 Total (106 in/110 out)

The study includes capacity analyses of existing and projected conditions at the following intersections:

1. SR 74 and Milam Rd/Landrum Rd
2. Milam Rd and Service Rd
3. Service Rd and Family Dollar Rear Driveway
4. Service Rd and Meineke Rear Driveway

The assessments show that Intersection No. 1 (SR 74 and Milam Rd/Landrum Rd) is presently operating at LOS C (AM Peak Hour) and LOS D (PM Peak Hour). It will degrade to LOS D (AM Peak Hour) and LOS E (PM Peak Hour) after the proposed development is complete. No mitigations are recommended since this is part of the SR 74 Corridor Study that identifies a comprehensive “superstreet” concept that could be implemented corridor-wide.

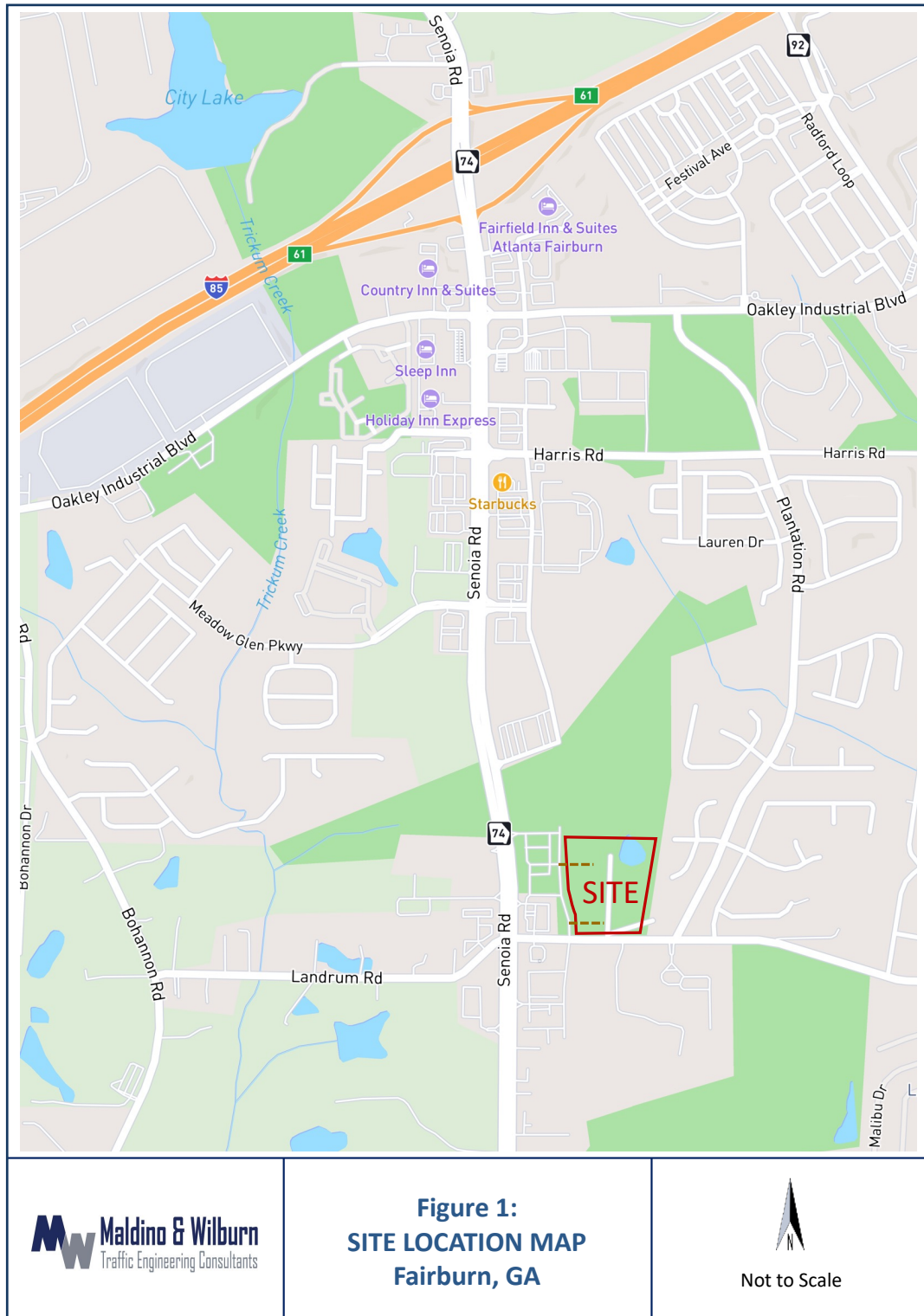
The unsignalized intersections currently operate at LOS D or better and will continue to operate at the same level after the development.

The proposed Driveway 1 will operate at LOS B or better. It is recommended that the existing hatching on the service road near the proposed Driveway 1 be removed and the center lane be striped as a two way left turn lane.

An estimate of trip generation was made for an alternate development that could occur under the current zoning. Based on the zoning and the size of the site, a reasonable alternate development is a shopping center, containing a total of 90,000 square feet space for a grocery store and adjoining retails shops. In comparison, the alternate development could generate 8339 daily trips per day as compared to 3008 for the proposed development. In the AM Peak Hour, the alternate development would generate 318 trips as compared to 102 trips for the proposed development . In the PM Peak Hour, the alternate development would generate 809 trips as compared to 216 trips for the proposed development.

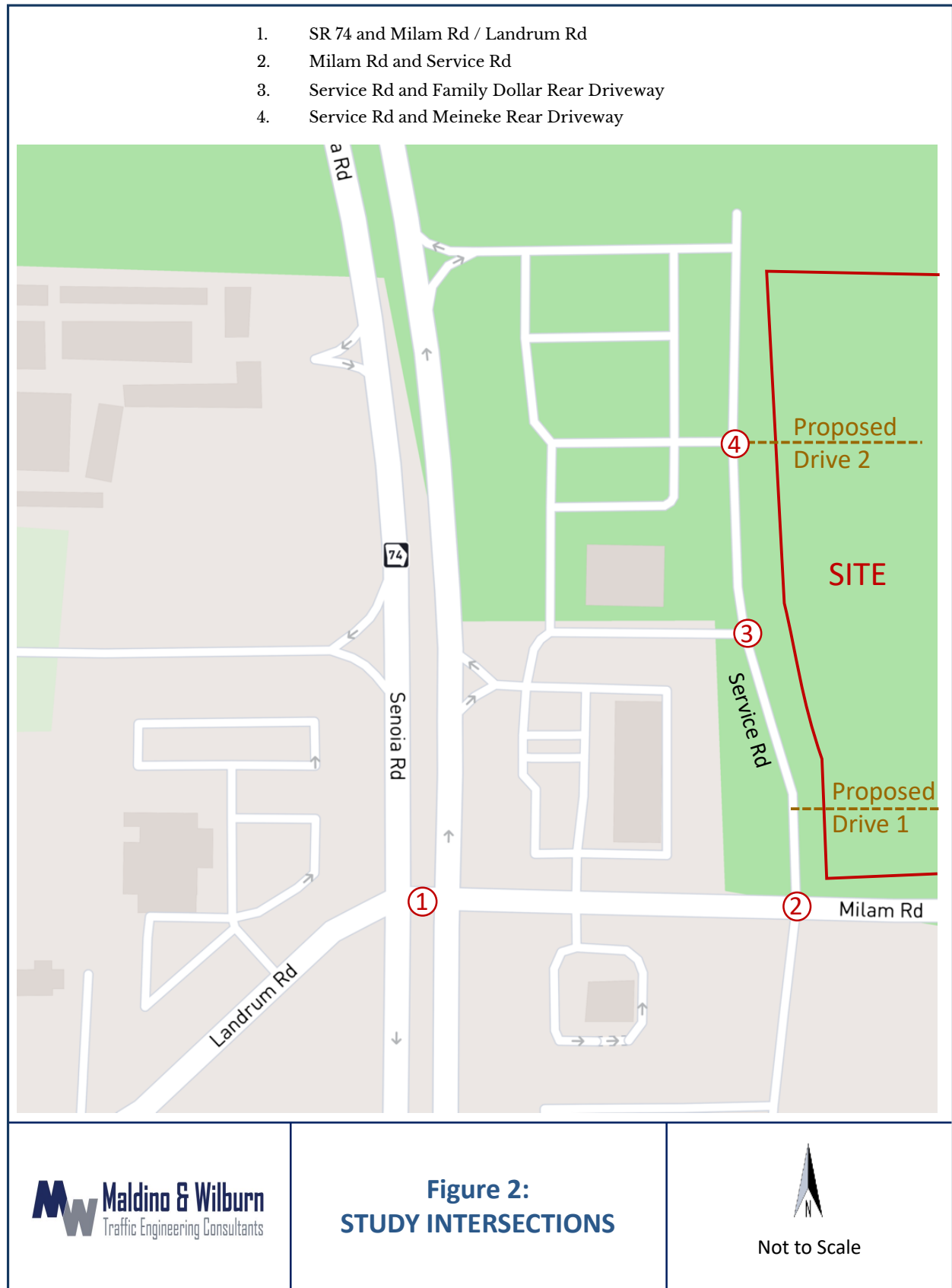
1. Introduction

This study was conducted to evaluate the traffic-related impacts of a proposed apartment community consisting of 246 dwelling units, with a small amount of retail space (8376 square feet). Figure 1 shows the general location of the site.



Study Intersections

Figure 2 indicates the intersections that are included in this traffic study.



2. Existing Conditions

This chapter provides a description of the existing roadway geometrics, traffic control, and traffic volumes on the roadways in the study area.

Existing Roadways

The following are brief descriptions of the existing roadways.

SR 74 (Senoia Rd)

State Route 74 runs southward from SR 14 (US 29) in Fairburn to SR 85 in Senoia. The roadway is generally a 4-lane divided facility. GDOT classifies it as a principal arterial.

Landrum Rd/Milam Rd

Landrum Road runs from SR 74 westward to Bohannon Road. This is a two-lane road. Milam Road continues eastward from the intersection of SR 74 and Landrum Road and ends at SR 92, although a portion of this route is named Rivers Road.

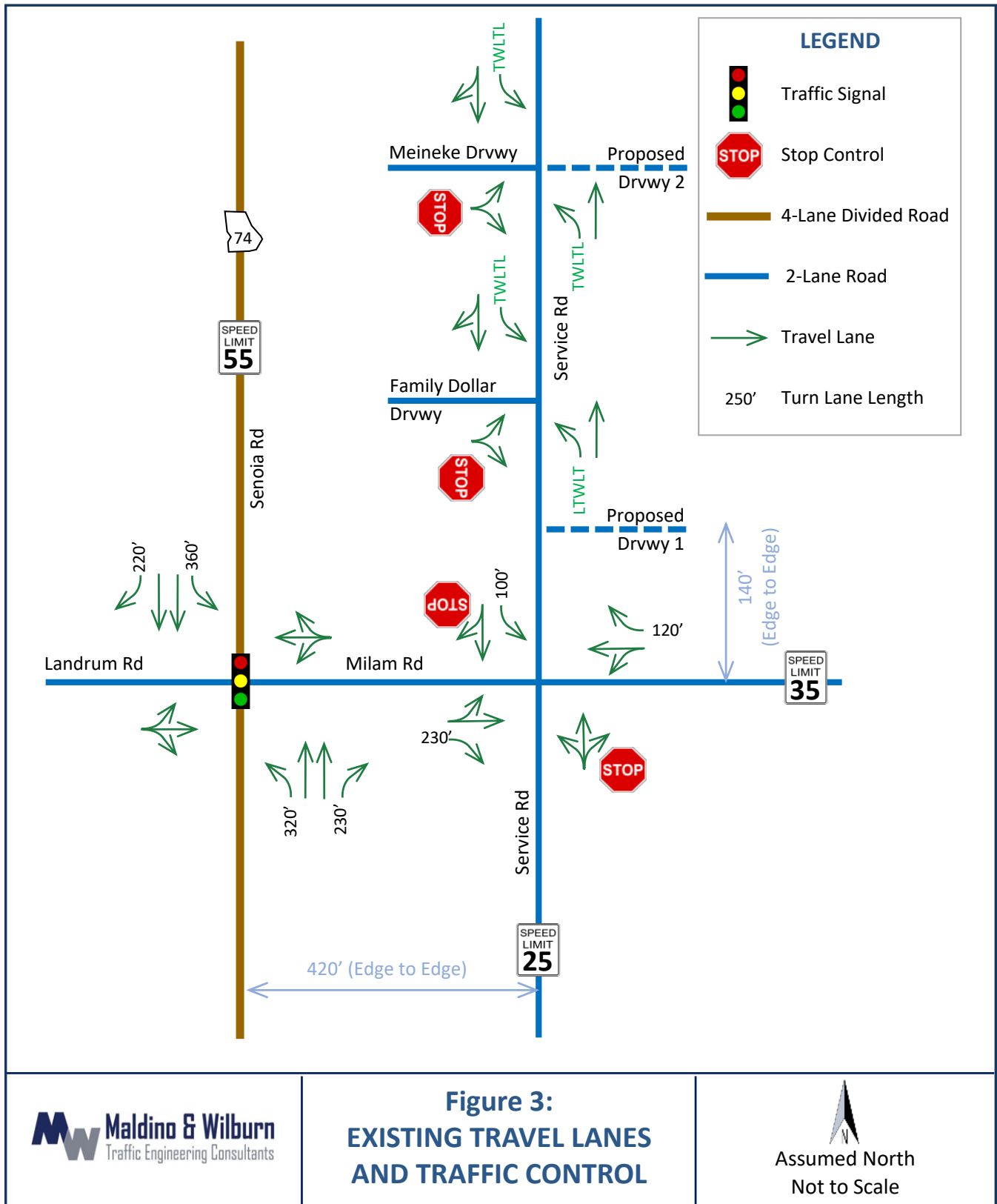
This corridor is classified by GDOT as local roads.

Service Road

The site will have access to the street system via a service road that runs parallel to SR 74. The service road intersects Milam Road just east of SR 74. It is a two-lane facility. The service road is classified by GDOT as a local road.

Travel Lanes and Traffic Control

Figure 3 schematically illustrates the existing travel lanes and traffic control in the study area.



Weekday Peak Hour Traffic Volumes

Turning movement counts (TMCs) were conducted at the study intersections on Tuesday, March 26, 2024. The TMCs were conducted during the AM and PM Peak Periods. Figure 4, on the following page, summarizes the peak hourly volumes. Data reports from the turning movement counts are provided in Appendix A.

LEGEND
 AM Peak Hour
 PM Peak Hour

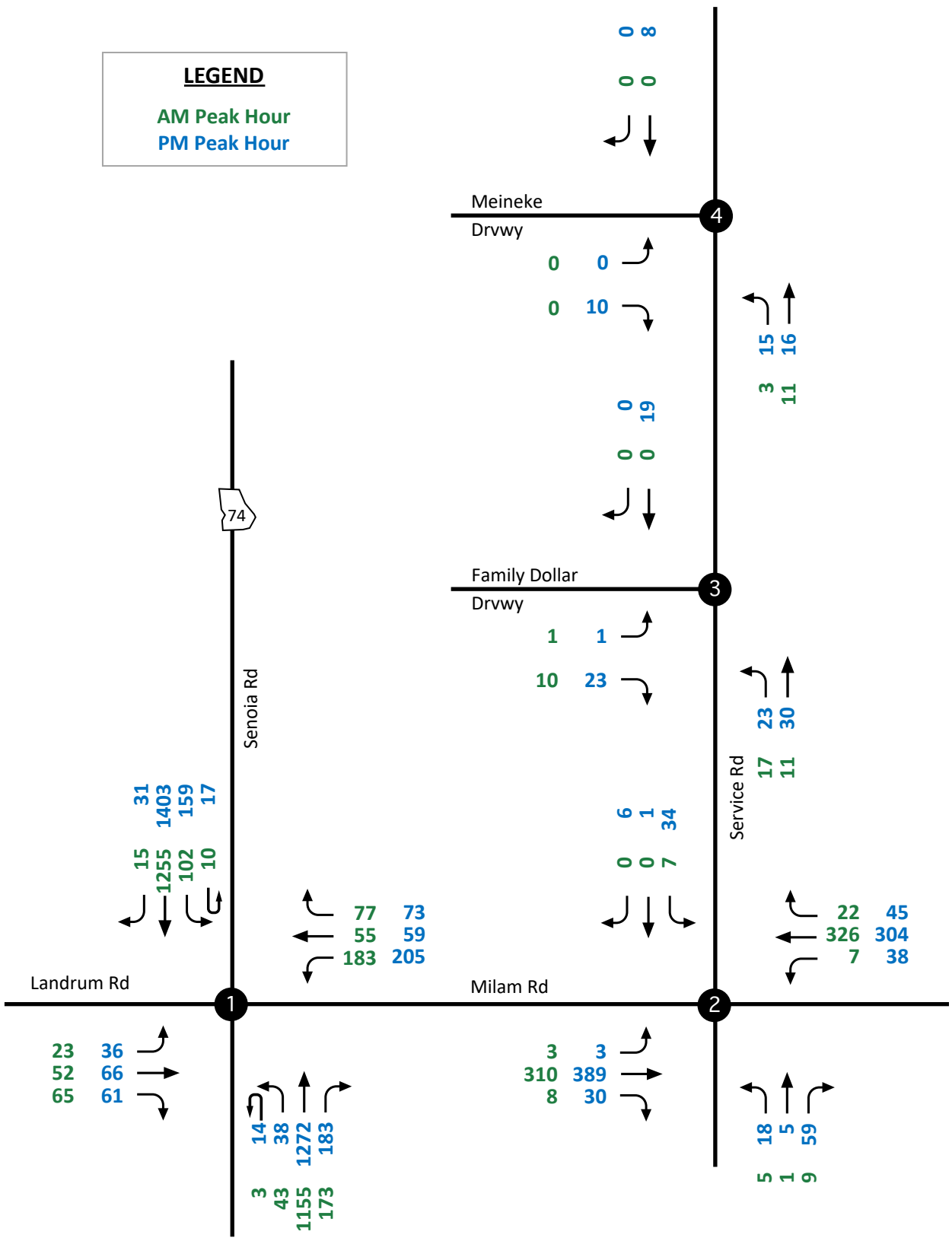


Figure 4:
EXISTING WEEKDAY PEAK
HOUR TRAFFIC VOLUMES

3. Projected Conditions

Proposed Development

The proposed development is an apartment community with a small amount of retail space planned for the ground floor of Building 100. The retail uses are not known but typical uses expected are a fast-food restaurant and a hair salon. The site plan is provided in Appendix B.

The development will have two driveways onto the service road. Generated traffic is expected to split evenly between the two driveways.

Trip Generation, Proposed Development

The estimated number of trips generated was calculated using trip rates from the Institute of Transportation Engineers (ITE) publication *Trip Generation, 11th Edition*. A summary of the expected trip generation is provided in Table 1 for typical weekdays. Reports from the ITE TripGen Web-Based App are reprinted in Appendix C.

Table 1 - ESTIMATED WEEKDAY TRIP GENERATION

ITE LAND-USE CODE	SIZE	DAILY Total, In and Out	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
220	246 Units	1652	99	24 24%	75 76%	126	63 50%	63 50%
933	3,000 SF	1351	130	75 58%	55 42%	84	42 50%	42 50%
918	4,000 SF	11	5	3 50%	3 50%	6	1 17%	5 83%
TOTAL		3014	234	102	132	216	106	110

The retail component of the development will have some pass-by trips associated with it. Pass-By trips do not add new traffic but draw from the existing traffic streams near the site. Also, trips between the residential and retail component will not use the external street system. Since the retail portion is comparatively small, no pass-by nor internal trip reductions are accounted for in this study.

Trip Distribution

A distribution model was formulated to delineate the starting point and destination of newly generated trips. Given that the development is primarily residential units, the majority of trips are expected to be commute-related, particularly during the morning rush hour. Hence, the AM Peak Hour Volumes were employed to construct a distribution model, depicted in Figure 5. This model is derived from the proportion of overall trips heading in various directions from the site.

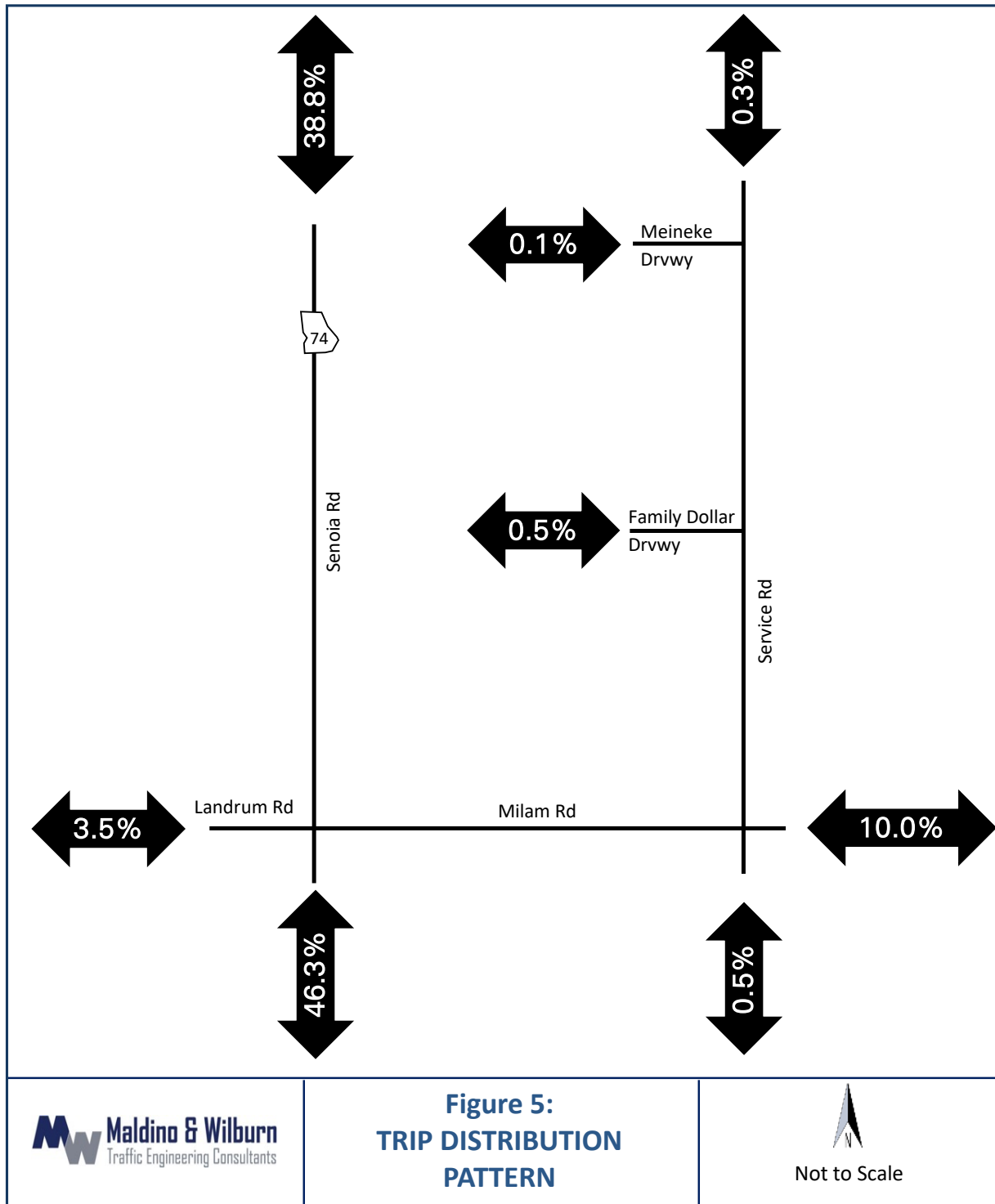


Table 2 shows how the generated trips are expected to be distributed in accordance with the percentages shown in Figure 5.

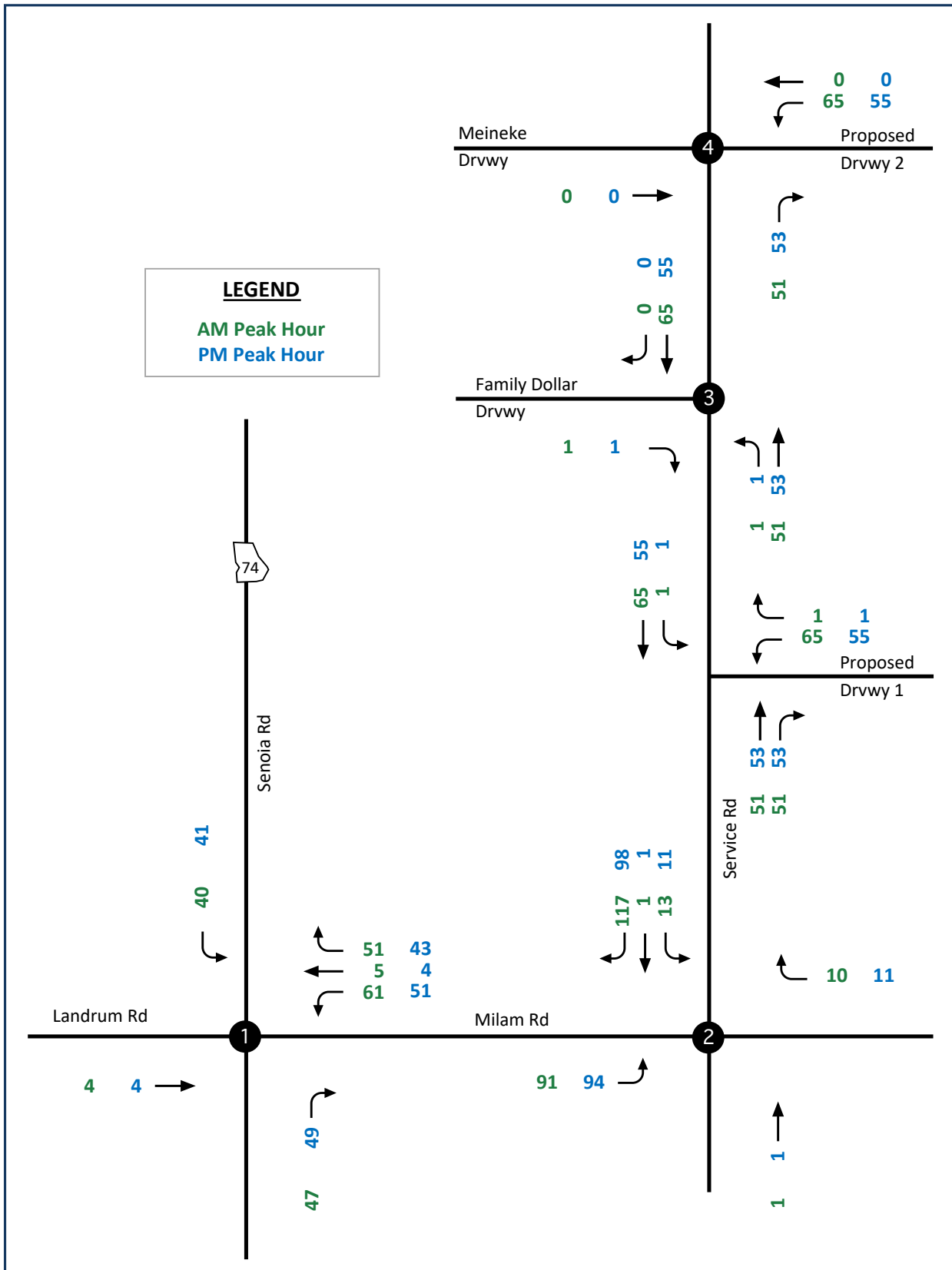
Table 2 - DISTRIBUTION OF GENERATED TRIPS

DIRECTION	ROUTE	%	DAILY	AM PEAK HOUR		PM PEAK HOUR	
				IN	OUT	IN	OUT
North	SR 74	38.8%	1167	40	51	41	43
South	SR 74	46.3%	1393	47	61	49	51
West	Landrum Rd	3.5%	105	4	5	4	4
East	Milam Rd	10%	301	10	13	11	11
North	Service Rd	0.3%	9	0	0	0	0
South	Service Rd	0.5%	15	1	1	1	1
West	Family Dollar Drvwy	0.5%	15	1	1	1	1
West	Meineke Drvwy	0.1%	3	0	0	0	0
TOTAL		100%	3008	102	132	106	110

Note: Totals may not add exactly due to roundoff errors.

Traffic Assignment

Figure 6, on the following page, illustrates the assignment of generated peak hour trips expected from the proposed development.



**Figure 6:
 GENERATED PEAK HOUR
 TRAFFIC VOLUMES**

Projected Peak Hour Traffic Volumes

The anticipated traffic volumes during the peak hours are presented in Figure 7. These projections were calculated by merging the *Generated Peak Hour Traffic Volumes* from Figure 6 with the *Existing Weekday Peak Hour Traffic Volumes* (refer to Figure 4 on Page 8).

LEGEND

AM Peak Hour
PM Peak Hour

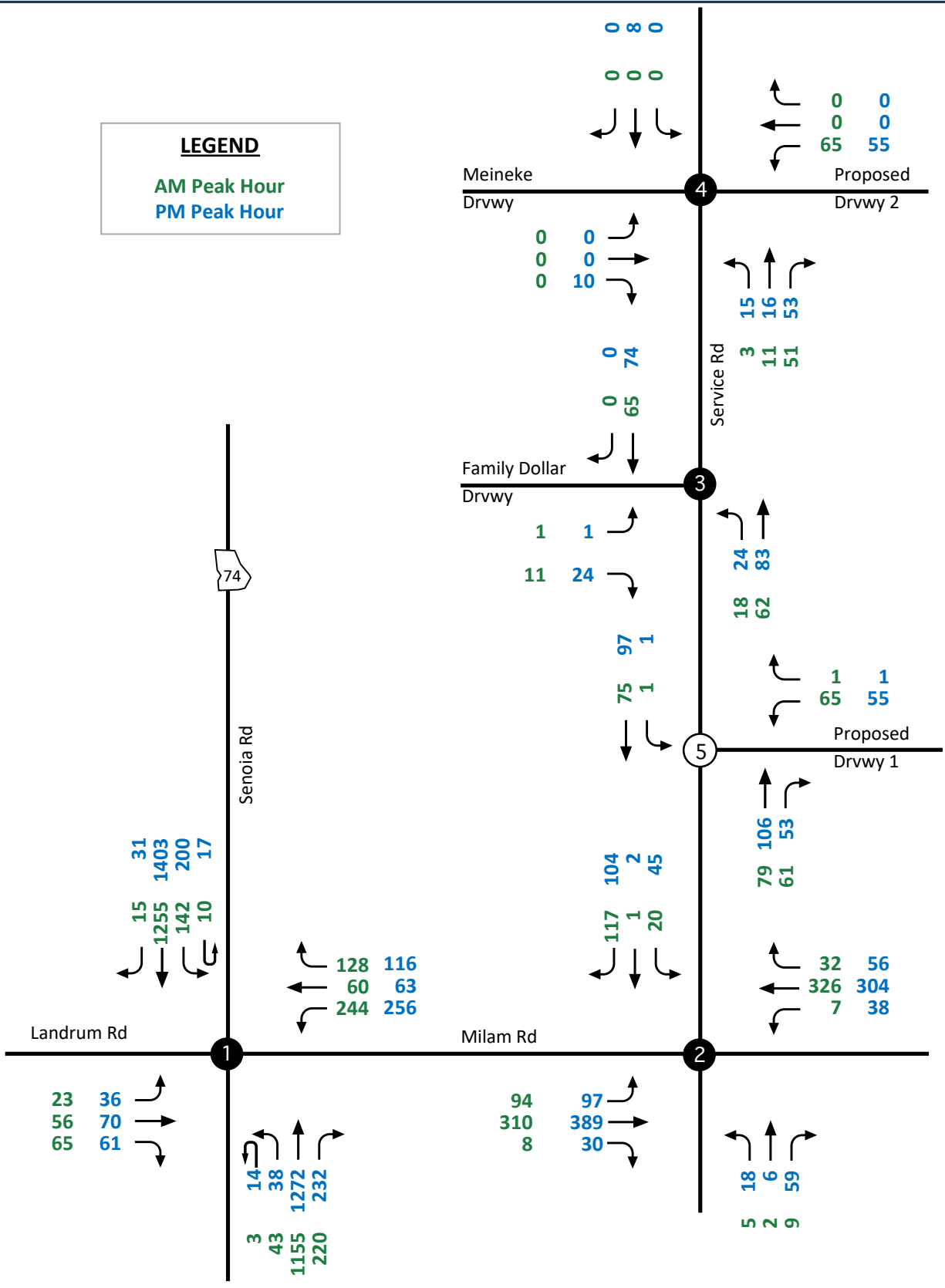


Figure 7:
PROJECTED PEAK HOUR
TRAFFIC VOLUMES

4. Capacity Analysis

Capacity analysis was performed for the existing and projected conditions using *Synchro 11* software by Trafficware. The results of intersection capacity analyses are reported in terms of level of service (LOS), which is a function of average delay per vehicle, in seconds. The LOS scales according to the *Highway Capacity Manual* (HCM) are shown in Table 3.

Table 3 – HCM LEVEL OF SERVICE SCALES

LEVEL OF SERVICE	AVERAGE DELAY PER VEHICLE (SECONDS)	
	WITH STOP CONTROL	WITH SIGNAL CONTROL
A	≤10.0	≤10.0
B	10.1 to 15.0	10.1 to 20.0
C	15.1 to 25.0	20.1 to 35.0
D	25.1 to 35.0	35.1 to 55.0
E	35.1 to 50.0	55.1 to 80.0
F	>50.0	>80.0

While the LOS scale is like the grading scales used in schools, it is different in that LOS D is generally considered as good operation.

Capacity Analysis Results

Detailed reports of the capacity analysis are included in Appendix D for the Existing Conditions and Appendix E for the Projected Conditions. The results of capacity analysis are tabulated separately in the following sections, one for the signalized intersection (SR 74 and Milan Rd/Landrum Rd) and another for unsignalized intersections.

For the signalized intersection, the table contains a single LOS for the entire intersection. For the unsignalized intersections, the capacity analysis table shows an individual LOS for each stop-controlled movement.

Signalized Intersection (SR 74 and Milam Rd/Landrum Rd)

Table 4 provides a summary of the capacity analysis results conducted for the signalized intersection of SR 74 and Milam Road/Landrum Road.

Table 4 – CAPACITY ANALYSIS RESULTS, SIGNALIZED INTERSECTION				
INTERSECTION	AM PEAK HOUR		PM PEAK HOUR	
	EXISTING	PROJECTED	EXISTING	PROJECTED
1. SR 74 & Milam Rd/Landrum Rd	C (24.7)	D (39.6)	D (42.8)	E (62.7)

The above-displayed results reveal that the SR 74 intersection with Milam Rd/Landrum Rd is presently operating at LOS C (AM Peak Hour) and LOS D (PM Peak Hour). It will degrade to LOS D (AM Peak Hour) and LOS E (PM Peak Hour).

Since the SR 74 Corridor Study ¹ included a range of improvements to the corridor, no mitigations are recommended for this intersection. The corridor study included a potential for making this section of SR 74 a “Superstreet”. The corridor study identified this option as a way to accommodate future travel needs without widening the corridor through a series of innovative intersection designs. The report also indicated that the individual intersection treatments could be implemented separately but the superstreet concept would operate better if implemented as continual corridor.

Footnote:

1.) *State Route 74, Comprehensive Corridor Study*, Pond & Company.

Unsignalized Intersections

The results of the capacity analysis at the intersections which are stop-controlled on the side streets are summarized in Table 5.

Table 5 – CAPACITY ANALYSIS RESULTS, STOP-CONTROLLED INTERSECTIONS

INTERSECTION	MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		EXISTING	PROJECTED	EXISTING	PROJECTED
2. Milam Rd & Service Rd	EB LT	A (8.1)	A (8.5)	A (8.7)	A (8.7)
	NB Approach	B (12.8)	C (18)	C (15.8)	C (15.8)
	SB Approach	C (17.5)	B (14)	D (29.6)	D (29.6)
3. Service Rd & Family Dollar	NB LT	A (7.3)	A (7.4)	A (7.3)	A (7.4)
	EB Approach	A (8.4)	A (8.8)	A (8.6)	A (8.9)
4. Service Rd & Meineke/Drwvy 2	NB LT	A (7.2)	A (7.2)	A (7.2)	A (7.2)
	EB Approach	A (0)	A (0)	A (8.5)	A (8.5)
	WB Approach	N/A	A (9.3)	N/A	A (9.5)
5. Service Rd & Drwvy 1	SB LT	N/A	A (8.5)	N/A	A (7.6)
	WB Approach	N/A	B (10.1)	N/A	B (10.4)

The results shown above indicate that all stop-controlled intersections currently operate at LOS D or better and will continue to operate at the same LOS after the development.

The proposed Driveway 1 will operate at LOS B or better. It is recommended that the existing hatching on the service road near the proposed Driveway 1 be removed and the center lane be striped as a two way left turn lane.

5. Trip Generation, Alternate Development

This chapter contains a comparison of trip generation for the proposed development to a potential development that could occur with the current zoning of the site. Based on the zoning and the size of the site, a reasonable alternate development is a shopping center, containing a total of 90,000 square feet space for a grocery store and adjoining retails shops.

A summary of the trips that could be generated by the existing zoning is provided in Table 6. Reports from the ITE TripGen Web-Based App are reprinted in Appendix F.

Table 6 - ESTIMATED WEEKDAY TRIP GENERATION, ALTERNATE DEVELOPMENT

ITE LAND-USE CODE	SIZE	DAILY Total, In and Out	AM PEAK HOUR			PM PEAK HOUR		
			TOTAL	IN	OUT	TOTAL	IN	OUT
821	90,000 Square Feet	8339	318	197 62%	121 38%	809	388 48%	421 52%

In comparison, the alternate development could generate 8339 trips per day as compared to 3008 for the proposed development.

In the AM Peak Hour, the alternate development would generate 318 trips as compared to 102 trips for the proposed development .

In the PM Peak Hour, the alternate development would generate 809 trips as compared to 216 trips for the proposed development.

APPENDICES

Appendix A

Traffic Count Data

Appendix B

Site Plan

Appendix C

Trip Generation Reports

Appendix D

Capacity Analysis Reports

Existing Conditions

Appendix E

Capacity Analysis Reports

Projected Conditions

Appendix F

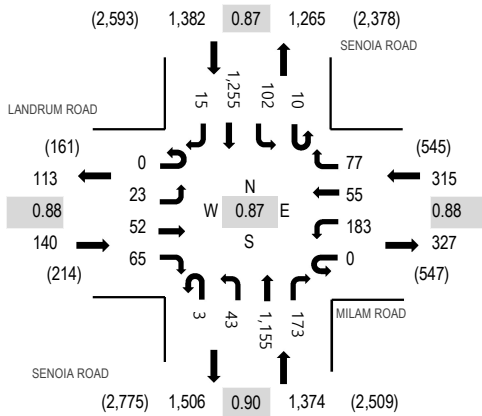
Trip Generation Reports

Alternate Development

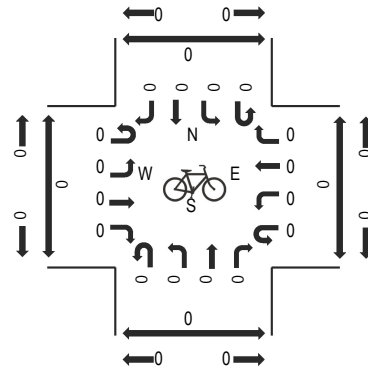
Appendix A

Traffic Count Data

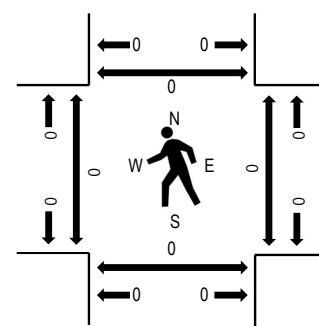
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	LANDRUM ROAD Eastbound				MILAM ROAD Westbound				SENOIA ROAD Northbound				SENOIA ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	7	10	7	0	34	4	25	1	4	261	21	0	17	272	1	664	3,152	0	0	0	0
7:15 AM	0	8	14	13	0	41	11	14	0	7	325	43	1	24	282	4	787	3,211	0	0	0	0
7:30 AM	0	7	16	17	0	52	15	22	2	12	312	55	3	25	376	4	918	3,138	0	0	0	0
7:45 AM	0	3	16	19	0	50	20	19	1	14	247	40	2	39	309	4	783	2,871	0	0	0	0
8:00 AM	0	5	6	16	0	40	9	22	0	10	271	35	4	14	288	3	723	2,709	0	0	0	0
8:15 AM	0	1	8	8	0	42	8	15	1	3	251	33	3	27	308	6	714		0	0	0	0
8:30 AM	0	2	4	11	0	29	10	18	0	2	250	30	3	26	263	3	651		0	0	0	0
8:45 AM	0	3	7	6	0	27	1	17	2	4	255	17	2	20	258	2	621		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	35	0	0	0	26	0	61
Lights	0	23	52	62	0	180	48	76	3	41	1,089	161	10	102	1,147	14	3,008
Mediums	0	0	0	3	0	3	7	1	0	2	31	12	0	0	82	1	142
Total	0	23	52	65	0	183	55	77	3	43	1,155	173	10	102	1,255	15	3,211

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %																	
Heavy Vehicle %	0.0%	0.0%	0.0%	4.6%	0.0%	1.6%	12.7%	1.3%	0.0%	4.7%	5.7%	6.9%	0.0%	0.0%	8.6%	6.7%	6.3%
Peak Hour Factor		0.88				0.88				0.90				0.87			0.87
Peak Hour Factor	0.00	0.78	0.88	0.86	0.00	0.88	0.69	0.80	0.50	0.77	0.89	0.79	0.75	0.68	0.85	0.71	0.87

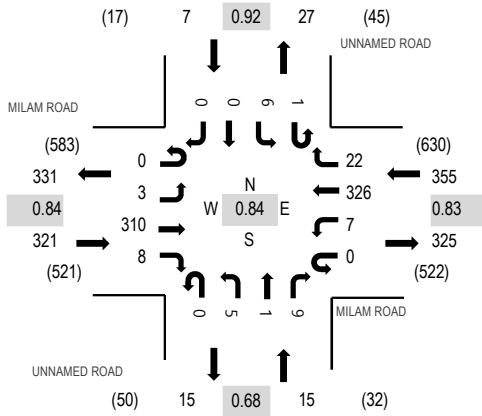
Location: 2 UNNAMED ROAD & MILAM ROAD AM

Date: Wednesday, April 24, 2024

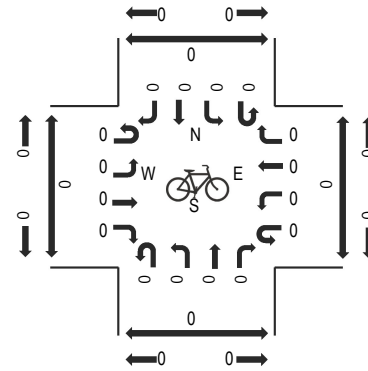
Peak Hour: 07:15 AM - 08:15 AM

Peak 15-Minutes: 07:45 AM - 08:00 AM

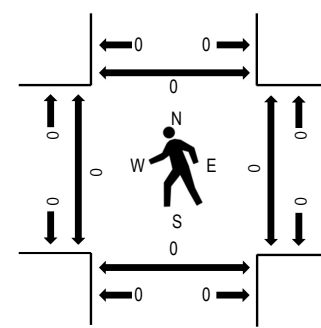
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

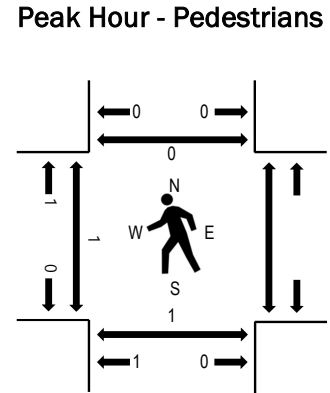
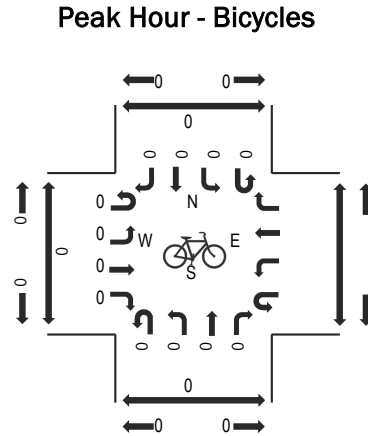
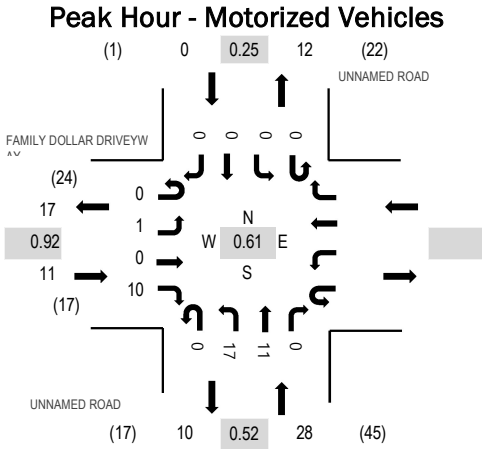
Interval Start Time	MILAM ROAD Eastbound				MILAM ROAD Westbound				UNNAMED ROAD Northbound				UNNAMED ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	34	3	0	0	71	3	0	0	0	1	0	2	0	0	114	674	0	0	0	0
7:15 AM	0	0	83	1	0	1	58	2	0	2	0	1	0	2	0	0	150	698	0	0	0	0
7:30 AM	0	0	81	3	0	1	105	6	0	0	1	4	1	0	0	0	202	692	0	0	0	0
7:45 AM	0	3	92	1	0	1	94	11	0	3	0	2	0	1	0	0	208	623	0	0	0	0
8:00 AM	0	0	54	3	0	4	69	3	0	0	0	2	0	3	0	0	138	526	0	0	0	0
8:15 AM	0	0	52	7	0	5	68	4	0	1	0	4	0	3	0	0	144		0	0	0	2
8:30 AM	0	1	52	4	1	4	56	5	0	2	2	3	0	2	0	1	133		0	0	0	0
8:45 AM	0	1	37	9	0	3	53	2	0	0	0	4	0	2	0	0	111		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	3	297	8	0	7	315	22	0	5	1	9	1	6	0	0	674
Mediums	0	0	13	0	0	0	11	0	0	0	0	0	0	0	0	0	24
Total	0	3	310	8	0	7	326	22	0	5	1	9	1	6	0	0	698

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %																	3.4%
Heavy Vehicle %	0.0%	0.0%	4.2%	0.0%	0.0%	0.0%	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.4%
Peak Hour Factor																	0.84
Peak Hour Factor	0.00	0.33	0.84	0.64	0.25	0.80	0.80	0.55	0.00	0.50	0.25	0.81	0.25	0.83	0.00	0.25	0.84



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	FAMILY DOLLAR DRIVEWAY Eastbound				UNNAMED ROAD Northbound				UNNAMED ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	0	2	0	2	1	0	0	0	0	0	0	5	34	0	1	0
7:15 AM	0	0	0	2	0	1	1	0	0	0	0	0	0	4	35	0	0	0
7:30 AM	0	0	0	1	0	4	4	0	0	0	0	0	0	9	38	0	0	0
7:45 AM	0	1	0	1	0	7	7	0	0	0	0	0	0	16	39	0	0	0
8:00 AM	0	0	0	3	0	2	1	0	0	0	0	0	0	6	29	1	1	0
8:15 AM	0	0	0	3	0	3	1	0	0	0	0	0	0	7	0	0	0	0
8:30 AM	0	0	0	3	0	5	2	0	0	0	0	0	0	10	0	0	0	0
8:45 AM	0	0	0	1	0	0	4	0	0	0	1	0	0	6	0	0	0	0

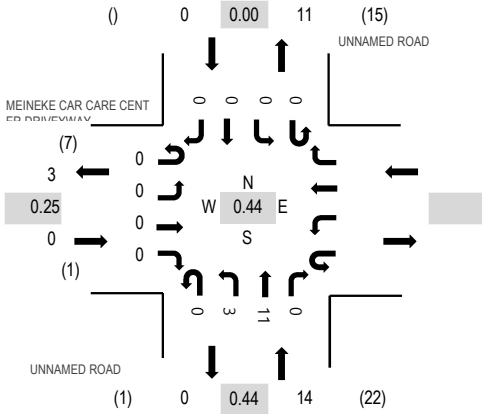
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total	
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
Articulated Trucks	0	0	0	0					0	0	0	0	0	0	0	0	0	0
Lights	0	1	0	10					0	17	11	0	0	0	0	0	0	39
Mediums	0	0	0	0					0	0	0	0	0	0	0	0	0	0
Total	0	1	0	10					0	17	11	0	0	0	0	0	0	39

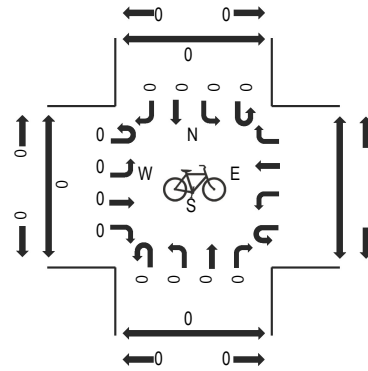
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	0.0%				0.0%				0.0%				0.0%				0.0%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%				0.0%				0.0%				0.0%
Peak Hour Factor	0.92				0.52				0.25				0.61				
Peak Hour Factor	0.00	0.25	0.00	0.83	0.00				0.61				0.46				0.00

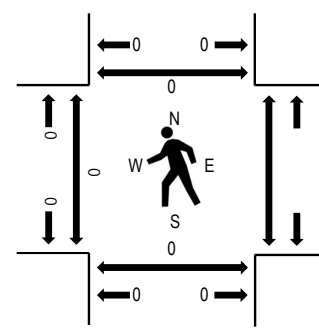
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	MEINEKE CAR CARE CENTER DRIVEWAY Eastbound				UNNAMED ROAD Westbound				UNNAMED ROAD Northbound				UNNAMED ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	14	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	14	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	4	14	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	3	5	0	0	0	0	0	8	12	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	9	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	0	0	0	0	0
8:45 AM	0	0	0	1	0	0	0	0	0	3	1	0	0	0	0	0	5	0	0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	0	0	0	0	0	0	0	3	11	0	0	0	0	0	14
Mediums	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	3	11	0	0	0	0	0	14

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	0.0%				0.0%				0.0%				0.0%				0.0%
Heavy Vehicle %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Peak Hour Factor	0.25				0.44				0.00				0.44				0.44
Peak Hour Factor	0.00	0.00	0.00	0.25	0.00	0.33	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44

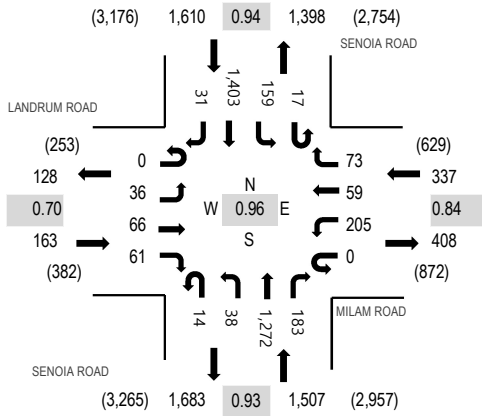
Location: 1 SENOIA ROAD & MILAM ROAD PM

Date: Wednesday, April 24, 2024

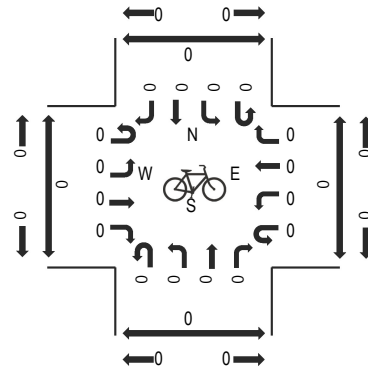
Peak Hour: 04:30 PM - 05:30 PM

Peak 15-Minutes: 05:15 PM - 05:30 PM

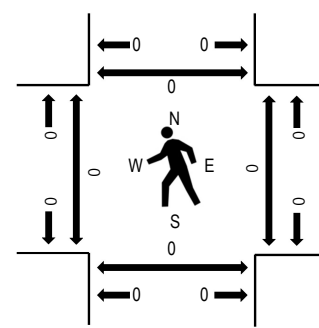
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	LANDRUM ROAD Eastbound				MILAM ROAD Westbound				SENOIA ROAD Northbound				SENOIA ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	23	41	24	0	36	17	16	1	9	295	48	8	38	310	10	876	3,560	0	0	0	0
4:15 PM	0	15	29	21	0	43	20	10	3	9	274	47	7	47	375	3	903	3,577	0	0	0	0
4:30 PM	0	16	25	19	0	65	15	20	3	9	305	42	2	31	320	13	885	3,617	0	0	0	0
4:45 PM	0	9	11	13	0	55	15	15	6	8	298	54	4	36	362	10	896	3,608	0	0	0	0
5:00 PM	0	6	18	14	0	36	17	18	4	6	317	41	2	44	366	4	893	3,584	0	0	0	0
5:15 PM	0	5	12	15	0	49	12	20	1	15	352	46	9	48	355	4	943		0	0	0	0
5:30 PM	0	11	18	8	0	54	15	16	4	10	317	56	11	43	304	9	876		0	0	0	0
5:45 PM	0	8	9	12	0	43	9	13	5	7	325	40	7	48	339	7	872		0	0	0	0

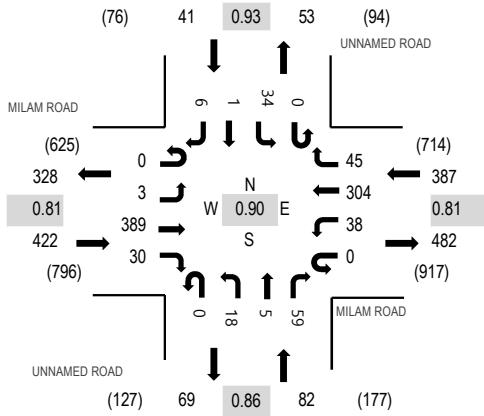
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	1	0	0	14	0	0	0	17	0	32
Lights	0	35	64	60	0	203	57	71	14	38	1,218	180	16	159	1,341	31	3,487
Mediums	0	1	2	1	0	2	2	1	0	0	40	3	1	0	45	0	98
Total	0	36	66	61	0	205	59	73	14	38	1,272	183	17	159	1,403	31	3,617

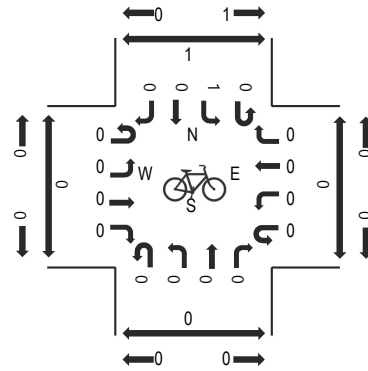
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %	2.5%				1.8%				3.8%				3.9%				3.6%
Heavy Vehicle %	0.0%	2.8%	3.0%	1.6%	0.0%	1.0%	3.4%	2.7%	0.0%	0.0%	4.2%	1.6%	5.9%	0.0%	4.4%	0.0%	3.6%
Peak Hour Factor	0.70				0.84				0.93				0.94				0.96
Peak Hour Factor	0.00	0.68	0.65	0.80	0.00	0.79	0.84	0.91	0.67	0.65	0.93	0.88	0.66	0.95	0.95	0.69	0.96

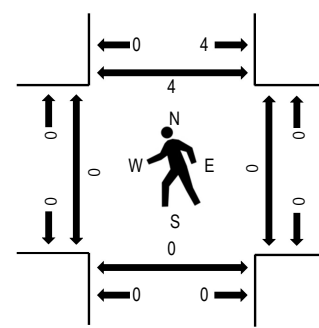
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	MILAM ROAD Eastbound				MILAM ROAD Westbound				UNNAMED ROAD Northbound				UNNAMED ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	2	119	10	0	8	65	13	0	6	1	16	0	9	0	1	250	932	0	0	0	4
4:15 PM	0	1	97	7	0	8	68	7	0	6	1	6	0	8	0	2	211	880	0	0	0	0
4:30 PM	0	0	73	5	0	9	81	9	0	3	2	19	0	9	1	1	212	882	0	0	0	0
4:45 PM	0	0	100	8	0	13	90	16	0	3	1	18	0	8	0	2	259	896	0	0	0	0
5:00 PM	0	0	85	8	0	10	57	5	0	7	1	17	0	7	0	1	198	831	0	0	0	0
5:15 PM	0	1	86	5	0	8	74	8	0	5	2	17	0	7	0	0	213		0	0	0	1
5:30 PM	0	1	91	10	0	5	71	10	0	7	1	21	0	7	0	2	226		0	1	0	1
5:45 PM	0	2	80	5	0	7	63	9	0	6	1	10	0	7	0	4	194		0	0	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
Lights	0	2	378	30	0	38	296	44	0	18	5	59	0	34	1	4	909
Mediums	0	0	11	0	0	0	8	1	0	0	0	0	0	0	0	1	21
Total	0	3	389	30	0	38	304	45	0	18	5	59	0	34	1	6	932

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		2.8%				2.3%				0.0%				4.9%			2.5%
Heavy Vehicle %	0.0%	33.3%	2.8%	0.0%	0.0%	0.0%	2.6%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	33.3%	2.5%
Peak Hour Factor		0.81				0.81				0.86				0.93			0.90
Peak Hour Factor	0.00	0.50	0.82	0.78	0.00	0.77	0.84	0.70	0.00	0.89	0.75	0.87	0.00	0.94	0.25	0.44	0.90



ALL TRAFFIC DATA SERVICES

(303) 216-2439

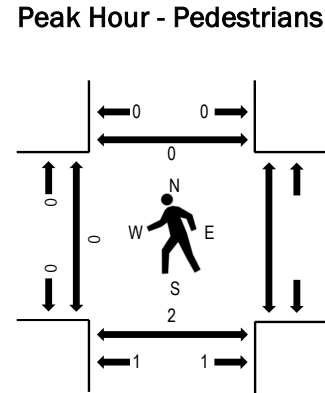
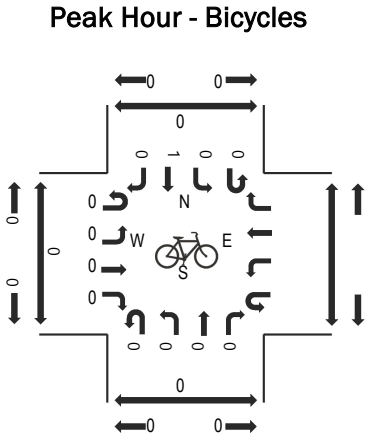
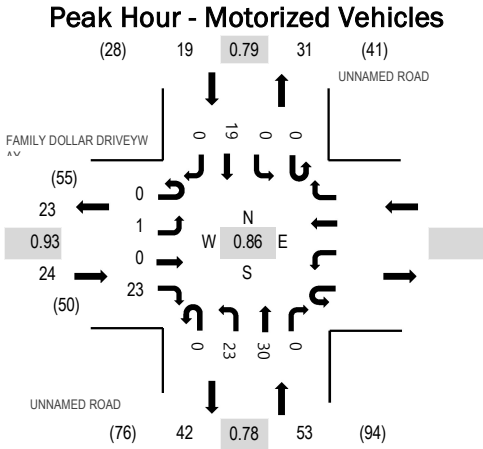
www.alltrafficdata.net

Location: 3 UNNAMED ROAD & FAMILY DOLLAR DRIVEWAY PM

Date: Wednesday, April 24, 2024

Peak Hour: 04:00 PM - 05:00 PM

Peak 15-Minutes: 04:45 PM - 05:00 PM



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

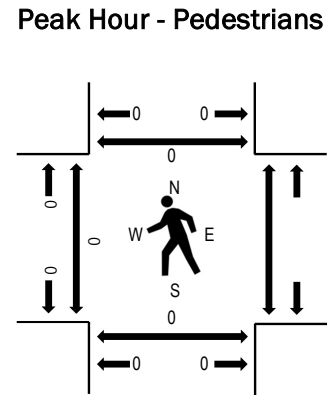
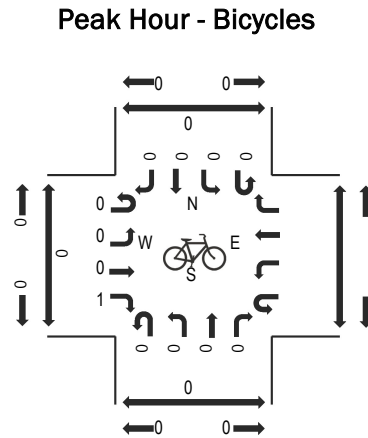
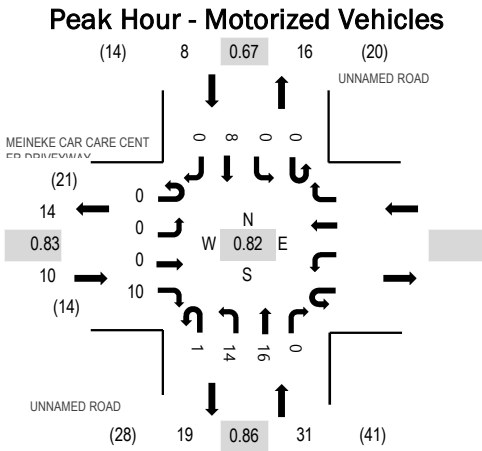
Interval Start Time	FAMILY DOLLAR DRIVEWAY Eastbound				UNNAMED ROAD Northbound				UNNAMED ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	0	6	0	8	7	0	0	0	4	0	25	96	0	2	0	
4:15 PM	0	0	0	6	0	3	7	0	0	0	4	0	20	84	0	0	0	
4:30 PM	0	0	0	6	0	2	9	0	0	0	6	0	23	82	0	0	0	
4:45 PM	0	1	0	5	0	10	7	0	0	0	5	0	28	81	0	0	0	
5:00 PM	0	0	0	5	0	5	1	0	0	0	2	0	13	76	0	0	0	
5:15 PM	0	0	0	7	0	10	1	0	0	0	0	0	18	0	0	0	0	
5:30 PM	0	1	0	6	0	8	4	0	0	0	3	0	22	1	1	0	0	
5:45 PM	0	0	0	7	0	9	3	0	0	0	4	0	23	0	0	0	0	

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	1					0	1	0	0	0	0	0	0	2
Lights	0	1	0	22					0	22	29	0	0	0	18	0	92
Mediums	0	0	0	0					0	0	1	0	0	0	1	0	2
Total	0	1	0	23					0	23	30	0	0	0	19	0	96

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %				4.2%								3.8%				5.3%	4.2%
Heavy Vehicle %	0.0%	0.0%	0.0%	4.3%					0.0%	4.3%	3.3%	0.0%	0.0%	0.0%	5.3%	0.0%	4.2%
Peak Hour Factor				0.93								0.78				0.79	0.86
Peak Hour Factor	0.00	0.50	0.00	0.89					0.00	0.83	0.83	0.00	0.00	0.00	0.79	0.00	0.86



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	MEINEKE CAR CARE CENTER DRIVEYWAY Eastbound				UNNAMED ROAD Westbound				UNNAMED ROAD Northbound				UNNAMED ROAD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	0	2					1	1	5	0	0	0	1	0	10	49	0	0	0	0
4:15 PM	0	0	0	2					0	5	2	0	0	0	2	0	11	42	0	0	0	0
4:30 PM	0	0	0	3					0	6	3	0	0	0	3	0	15	32	0	0	0	0
4:45 PM	0	0	0	3					0	2	6	0	0	0	2	0	13	25	0	0	0	0
5:00 PM	0	0	0	1					0	1	0	0	0	0	1	0	3	20	0	0	0	0
5:15 PM	0	0	0	0					0	0	1	0	0	0	0	0	1	0	0	0	0	0
5:30 PM	0	0	0	2					0	3	2	0	0	0	1	0	8	0	0	0	0	0
5:45 PM	0	0	0	1					0	2	1	0	0	0	3	1	8	0	0	0	0	0

Peak Rolling Hour Flow Rates

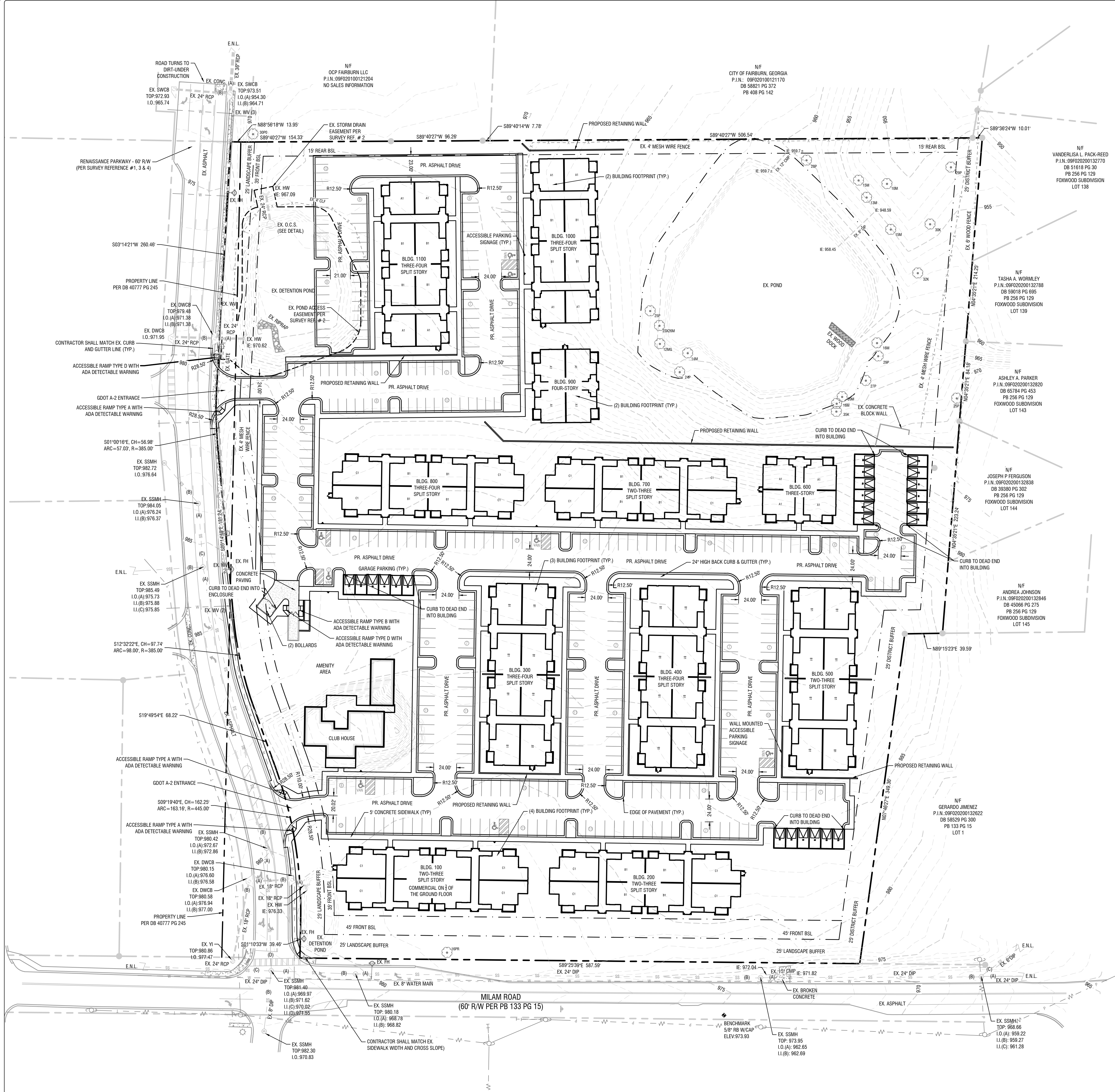
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0					0	0	0	0	0	0	0	0	0
Lights	0	0	0	9					1	14	15	0	0	0	8	0	47
Mediums	0	0	0	1					0	0	1	0	0	0	0	0	2
Total	0	0	0	10					1	14	16	0	0	0	8	0	49

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %				10.0%								3.2%				0.0%	4.1%
Heavy Vehicle %	0.0%	0.0%	0.0%	10.0%					0.0%	0.0%	6.3%	0.0%	0.0%	0.0%	0.0%	0.0%	4.1%
Peak Hour Factor				0.83								0.86				0.67	0.82
Peak Hour Factor	0.00	0.00	0.00	0.83					0.25	0.58	0.67	0.00	0.00	0.00	0.67	0.25	0.82

Appendix B

Site Plan

**SITE COVERAGE DATA**

TOTAL PROJECT ACREAGE: 14.22 ACRES (619,537.66 SF)
 FUTURE ROW: 0.00 ACRES (0.00 SF)
 NET SITE ACREAGE: 14.22 ACRES (619,537.66 SF)

EXISTING LOT COVERAGE: 3,164.95 SF (0.51% OF SITE)
 BUILDINGS: 2,981.31 (0.48% OF SITE)
 PAVING: 0.00 (0.00% OF SITE)
 CONCRETE & SIDEWALKS: 183.65 (0.03% OF SITE)
 GRAVEL: 0.00 (0.00% OF SITE)

PROPOSED LOT COVERAGE: 316,929.46 SF (51.16% OF NET SITE)
 BUILDINGS & CANOPY: 136,627.37 SF (22.05% OF NET SITE)
 PAVING: 147,072.26 SF (23.74% OF NET SITE)
 SIDEWALKS & CONCRETE AREAS: 33,229.82 SF (5.36% OF NET SITE)

TOTAL LANDSCAPE AREA: 302612.2375 SF (48.84% OF NET SITE)

LANDSCAPING REQUIREMENTS:
 TREE PROTECTION, LANDSCAPE AND MAINTENANCE STANDARDS SHALL BE IN ACCORDANCE TO THE CITY OF FAIRBURN LAND DEVELOPMENT AND RELATED REGULATIONS AND SHALL BE ADDRESSED DURING THE PERMITTING PROCESS.

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

PARKING DATA

REQUIRED PARKING: 411 SPACES
 RESIDENTIAL DEVELOPMENTS = 1.5 SPACES/DWELLING UNIT
 246 DWELLING UNITS = 369 SPACES
 RETAIL AND COMMERCIAL USES = 1 SPACE/200 SF OF ENCLOSED COMMERCIAL SPACE WHICH IS AVAILABLE TO THE PUBLIC (8,376.71 SF / 200) = 41.88 SPACES

PROPOSED PARKING: 412 SPACES
 STANDARD SURFACE: 289 (10X18; 8 OF THOSE ARE HANDICAP ACCESSIBLE)
 COMPACT SURFACE: 99 (8X15; 24.03% OF THE TOTAL SURFACE SPACES)
 COVERED GARAGE SPACES: 24 (12X20; PROVIDED FOR 9.76% OF UNITS)

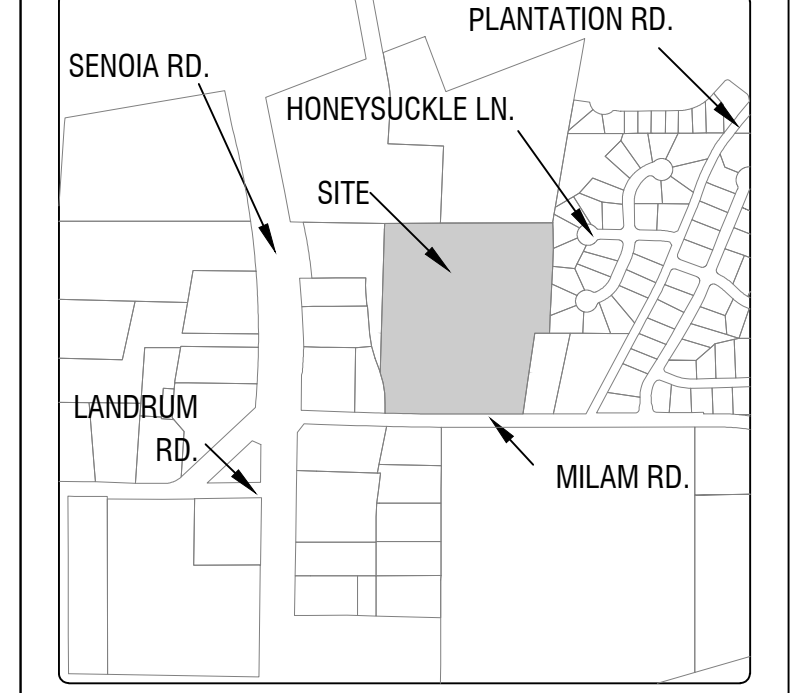
BUILDING DATA

NET SITE ACREAGE: 14.22 ACRES
 MAX. ALLOWED RESIDENTIAL DENSITY: 36 UNITS PER GROSS ACRE
 14.22 AC. * 36 UNITS PER GROSS ACRE = 511.92 UNITS

TOTAL PROPOSED DWELLING STRUCTURES: 11
 TOTAL PROPOSED DWELLING UNITS: 246
 PROPOSED 1 BEDROOM DWELLING UNITS: 52
 PROPOSED 2 BEDROOM DWELLING UNITS: 160
 PROPOSED 3 BEDROOM DWELLING UNITS: 34 (13.82%)

REZONE CONCEPT PLAN NOTES

- DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
- ALL CURB RADI SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 2 - TREE PROTECTION, LANDSCAPING & MAINTENANCE OF THE FAIRBURN LAND DEVELOPMENT AND RELATED REGULATIONS.
- SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS, DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF FAIRBURN PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE FAIRBURN LAND DEVELOPMENT AND RELATED REGULATIONS AT THE TIME THE PERMITS ARE REQUESTED.
- ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
- ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

VICINITY MAP - NOT TO SCALE**PROJECT DATA**

PROPERTY OWNER: K B D FAIRBURN LLC
 136 HOOD STREET, SUITE C
 MCDONOUGH, GEORGIA 30253
 ATTN: ----

DEVELOPER: ---

 ATTN: ---

AUTHORIZED AGENT:
 PITTMAN & GREER ENGINEERING P.C.
 1050 BARBER CREEK DRIVE, BLDG. 400
 WATKINSVILLE, GEORGIA 30677
 706.419.9244

PHYSICAL ADDRESS: 5650 MILAM ROAD
 TAX PARCEL: 09F02020130436
 TOTAL PROJECT ACREAGE: 14.22 ACRES (619,537.66 SF.)
 CONTOUR INTERVAL: 1'; FIELD RUN FIELD RUN TOPO BY LAND ENGINEERING DATED OCTOBER 25, 2023.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A LAND ENGINEERING BOUNDARY & TOPOGRAPHIC SURVEY FOR KC WILLIAMS DEVELOPMENT LLC, DATED OCTOBER 25, 2023.

EXISTING ZONING: C2
 PROPOSED ZONING: PD
 EXISTING USE: VACANT TRACT
 PROPOSED USE: APARTMENT COMPLEX

FLOOD PLAN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN PER FLOOD INSURANCE RATE MAP NO. 13121C0464E, WITH AN EFFECTIVE DATE OF 09/18/2013, FOR COMMUNITY PANEL NUMBER 130314, (FULTON COUNTY, GEORGIA).

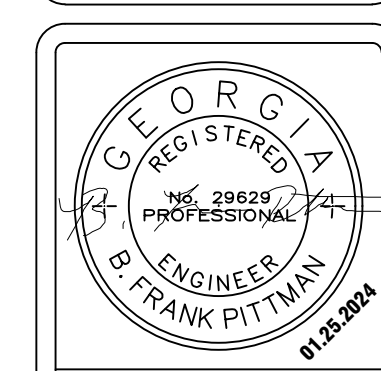
THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.
 THERE ARE NO WETLANDS DELINEATED ON SITE.

STORMWATER MANAGEMENT FACILITIES
 CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO AN EXISTING OFF-SITE STORM WATER MANAGEMENT FACILITY.

REVISIONS	DESCRIPTION
DATE	



PITTMAN & GREER
ENGINEERING P.C.
 1050 BARBER CREEK DRIVE - BLDG. 400
 WATKINSVILLE GA 30677
 P. 706.419.9244 - WWW.PITTMANGREER.COM



ISSUE PURPOSE
FOR REVIEW ONLY

FAIRBURN APARTMENTS-BBRC
 14.22 AC. - 5650 MILAM ROAD
 FULTON COUNTY, GEORGIA

North Arrow pointing up, labeled 'N'.
 Scale 1" = 50'.
 PROJECT NUMBER: **2023-047**

DATE: **01.25.2024**

REZONE
CONCEPT
PLAN

VP:DC/Project:2023-047 Fairburn Apartments-BBRC Drawings/CPRB.dwg 1:36:24 1/25/24 AM thuant

Appendix C

Trip Generation Reports

DAILY TRIPS, Multi-Family Homes

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
220

LAND USE GROUP:
(200-299) Residential

LAND USE :
220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:
Not Close to Rail Transit

SETTING/LOCATION:
General Urban/Suburban

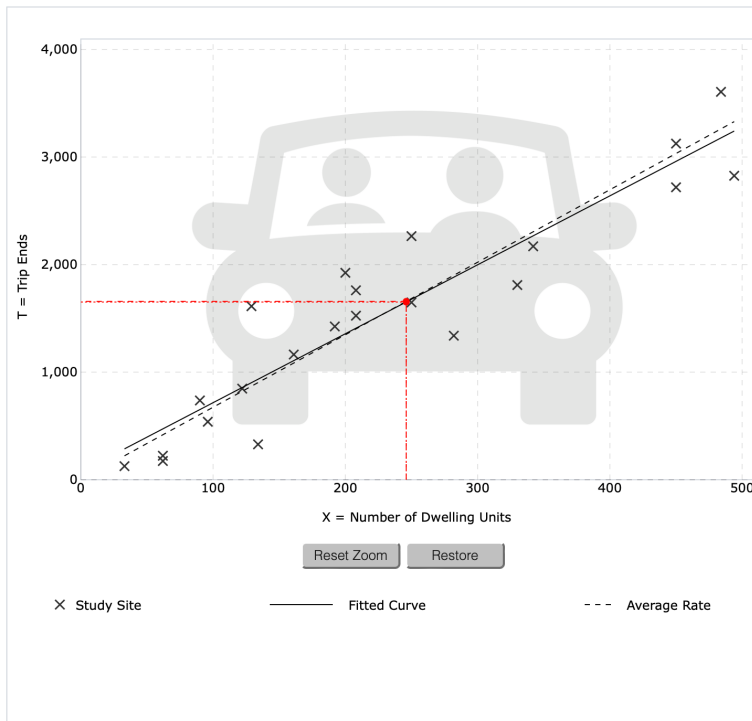
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
246 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	22
Avg. Num. of Dwelling Units:	229
Average Rate:	6.74
Range of Rates:	2.46 - 12.50
Standard Deviation:	1.79
Fitted Curve Equation:	$T = 6.41(X) + 75.31$
R²:	0.86
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 1658 (Total), 829 (Entry), 829 (Exit)
	Fitted Curve: 1652 (Total), 826 (Entry), 826 (Exit)

AM PEAK HOUR TRIPS, Multi-Family Homes

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
220

LAND USE GROUP:
(200-299) Residential

LAND USE :
220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:
Not Close to Rail Transit

SETTING/LOCATION:
General Urban/Suburban

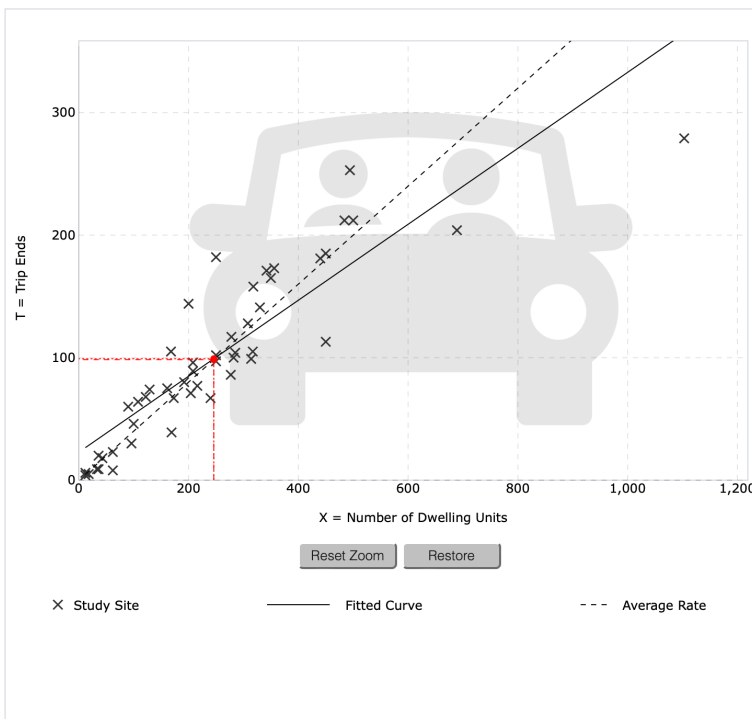
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
246 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	49
Avg. Num. of Dwelling Units:	249
Average Rate:	0.40
Range of Rates:	0.13 - 0.73
Standard Deviation:	0.12
Fitted Curve Equation:	$T = 0.31(X) + 22.85$
R²:	0.79
Directional Distribution:	24% entering, 76% exiting
Calculated Trip Ends:	Average Rate: 98 (Total), 24 (Entry), 74 (Exit)
	Fitted Curve: 99 (Total), 24 (Entry), 75 (Exit)

PM PEAK HOUR TRIPS, Multi-Family Homes (Low-Rise)

Query Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

220

LAND USE GROUP:

(200-299) Residential

LAND USE :

220 - Multifamily Housing (Low-Rise)

LAND USE SUBCATEGORY:

Not Close to Rail Transit

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

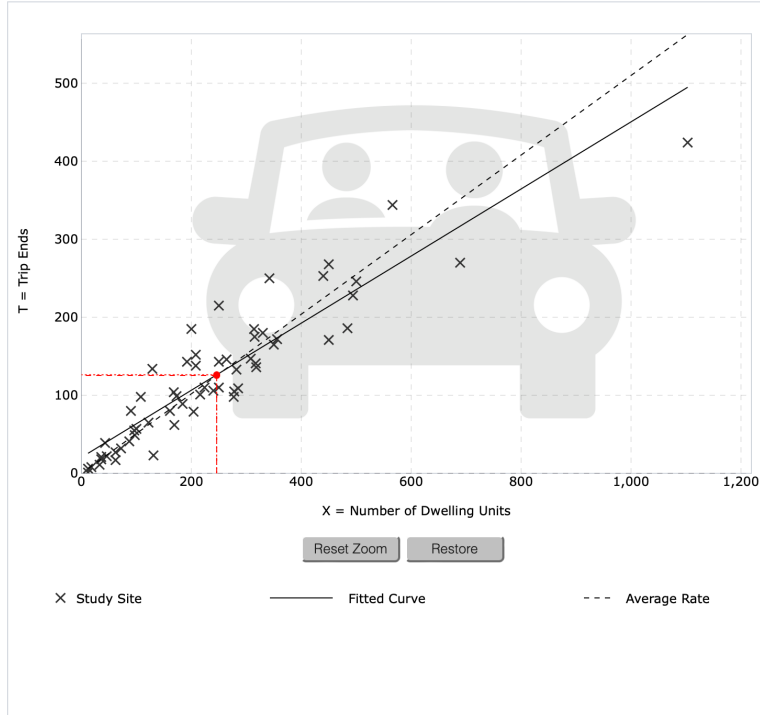
TRIP TYPE:

Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

246 Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:	Multifamily Housing (Low-Rise) - Not Close to Rail Transit (220) Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	59
Avg. Num. of Dwelling Units:	241
Average Rate:	0.51
Range of Rates:	0.08 - 1.04
Standard Deviation:	0.15
Fitted Curve Equation:	$T = 0.43(X) + 20.55$
R²:	0.84
Directional Distribution:	63% entering, 37% exiting
Calculated Trip Ends:	Average Rate: 125 (Total), 79 (Entry), 46 (Exit)
	Fitted Curve: 126 (Total), 80 (Entry), 46 (Exit)

DAILY TRIPS, Fast-Food Rest. w/o Drive Thru

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
933

LAND USE GROUP:
(900-999) Services

LAND USE :
933 - Fast-Food Restaurant without Drive-Thru

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

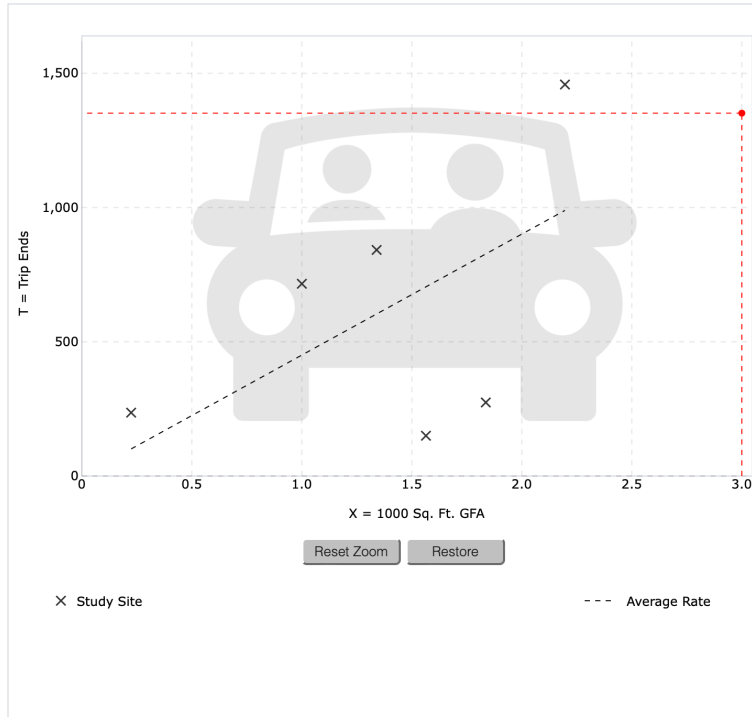
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
3 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Fast-Food Restaurant without Drive-Through Window (933) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	6
Avg. 1000 Sq. Ft. GFA:	1
Average Rate:	450.49
Range of Rates:	95.91 - 1053.57
Standard Deviation:	310.99
Fitted Curve Equation:	Not Given
R²:
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 1351 (Total), 676 (Entry), 675 (Exit)

AM PEAK HOUR TRIPS, Fast-Food Rest. w/o Drive Thru

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
933

LAND USE GROUP:
(900-999) Services

LAND USE :
933 - Fast-Food Restaurant without Drive-Thru

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

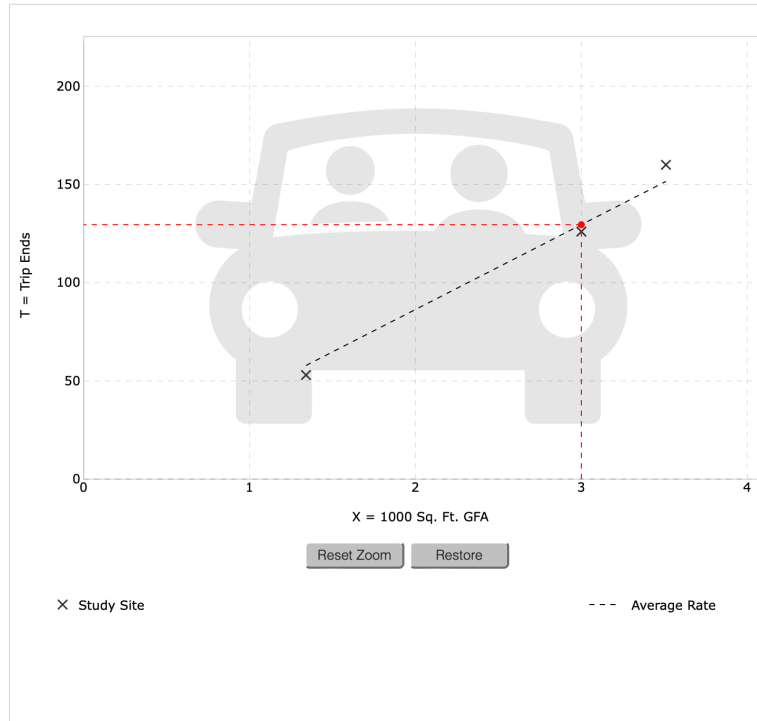
TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
3 Calculate

Data Plot and Equation

Caution – Small Sample Size



DATA STATISTICS

Land Use:	Fast-Food Restaurant without Drive-Through Window (933) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	3
Avg. 1000 Sq. Ft. GFA:	3
Average Rate:	43.18
Range of Rates:	39.55 - 45.58
Standard Deviation:	2.84
Fitted Curve Equation:	Not Given
R²:	****
Directional Distribution:	58% entering, 42% exiting
Calculated Trip Ends:	Average Rate: 130 (Total), 75 (Entry), 55 (Exit)

PM PEAK HOUR TRIPS, Fast-Food Rest. w/o Drive Thru

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
933

LAND USE GROUP:
(900-999) Services

LAND USE :
933 - Fast-Food Restaurant without Drive-Thru

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

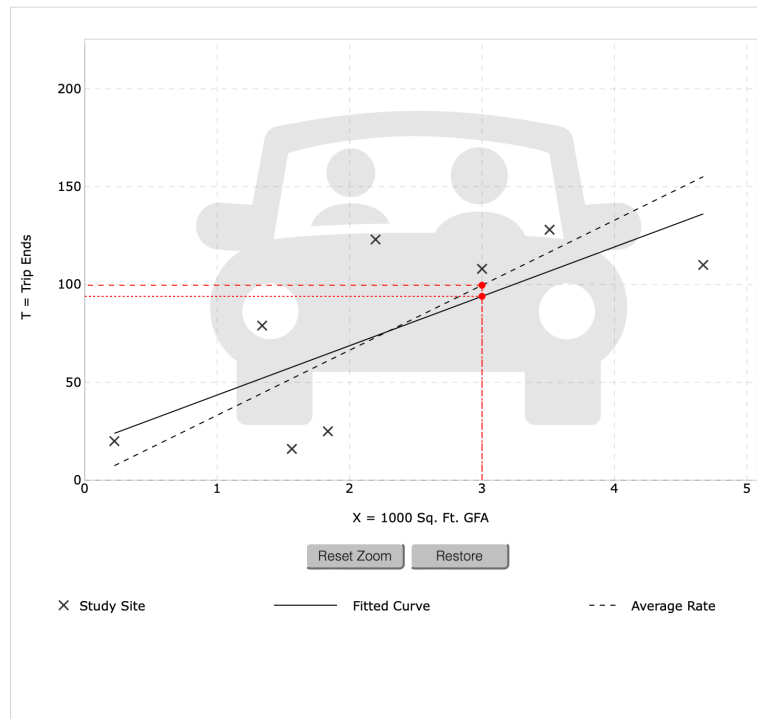
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
3 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Fast-Food Restaurant without Drive-Through Window (933) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	8
Avg. 1000 Sq. Ft. GFA:	2
Average Rate:	33.21
Range of Rates:	10.23 - 89.29
Standard Deviation:	17.22
Fitted Curve Equation:	$T = 25.22(X) + 18.31$
R²:	0.53
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 100 (Total), 50 (Entry), 50 (Exit) Fitted Curve: 94 (Total), 47 (Entry), 47 (Exit)

DAILY TRIPS, Hair Salon

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
918

LAND USE GROUP:
(900-999) Services

LAND USE :
918 - Hair Salon

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

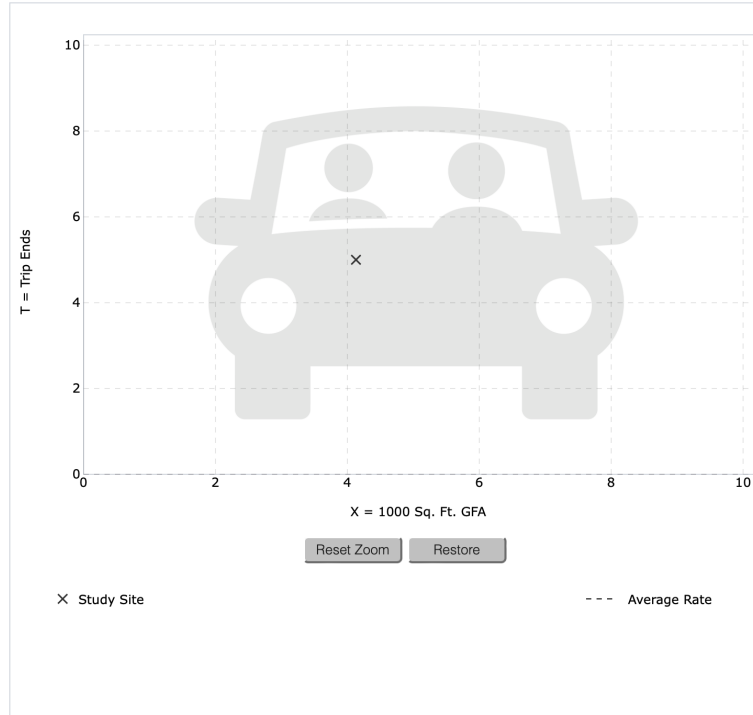
TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
4 Calculate

Data Plot and Equation

Caution – Small Sample Size



DATA STATISTICS

Land Use:	Hair Salon (918) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	1
Avg. 1000 Sq. Ft. GFA:	4
Average Rate:	1.21
Range of Rates:	1.21 - 1.21
Standard Deviation:	****
Fitted Curve Equation:	Not Given
R²:	****
Directional Distribution:	Not available
Calculated Trip Ends:	Average Rate: 5 (Total)

AM PEAK HOUR TRIPS, Hair Salon

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
918

LAND USE GROUP:
(900-999) Services

LAND USE :
918 - Hair Salon

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

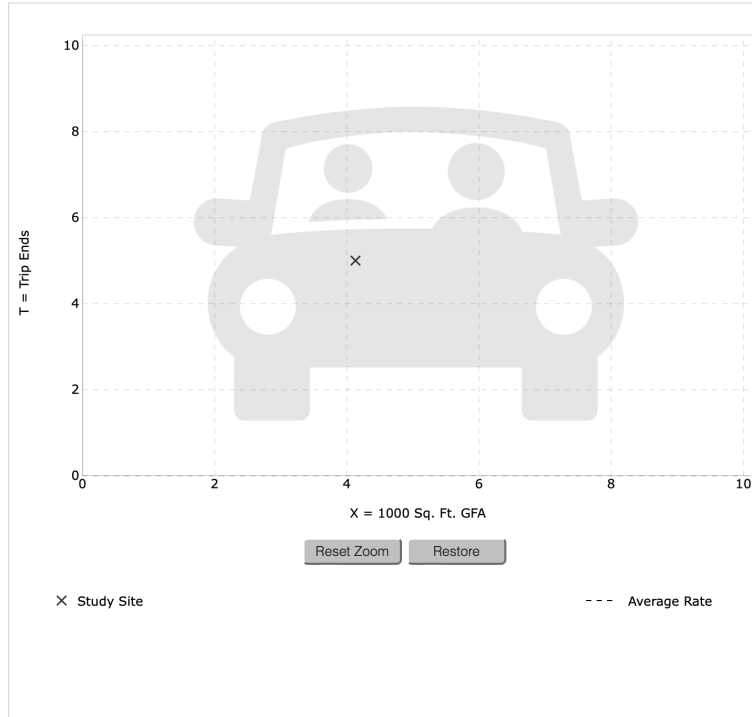
TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
4 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:	Hair Salon (918) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	1
Avg. 1000 Sq. Ft. GFA:	4
Average Rate:	1.21
Range of Rates:	1.21 - 1.21
Standard Deviation:	****
Fitted Curve Equation:	Not Given
R²:	****
Directional Distribution:	Not available
Calculated Trip Ends:	Average Rate: 5 (Total)

PM PEAK HOUR TRIPS, Hair Salon

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
918

LAND USE GROUP:
(900-999) Services

LAND USE :
918 - Hair Salon
918 - Hair Salon

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA

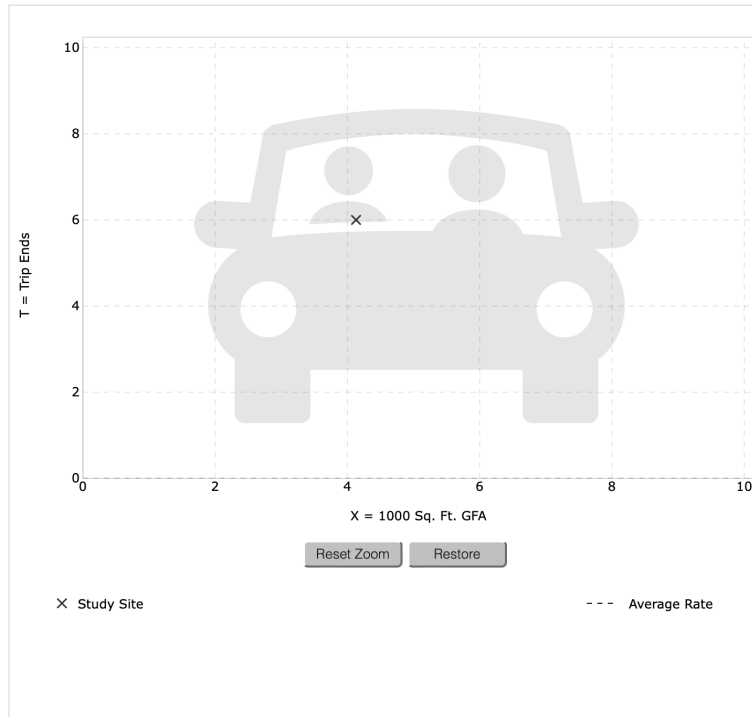
TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
4 Calculate

Data Plot and Equation

Caution – Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS



















Land Use:	Hair Salon (918) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GFA
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	1
Avg. 1000 Sq. Ft. GFA:	4
Average Rate:	1.45
Range of Rates:	1.45 - 1.45
Standard Deviation:	****
Fitted Curve Equation:	Not Given
R²:	****
Directional Distribution:	17% entering, 83% exiting
Calculated Trip Ends:	Average Rate: 6 (Total), 1 (Entry), 5 (Exit)

Appendix D

*Capacity Analysis Reports
Existing Conditions*

Phasings
1: SR 74 & Milam Rd

EXISTING CONDITIONS
AM PEAK HOUR

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	23	52	65	183	55	77	3	43	1155	173	10	102
Future Volume (vph)	23	52	65	183	55	77	3	43	1155	173	10	102
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		2%			2%				0%			
Storage Length (ft)	0		0	0		0		320		230		360
Storage Lanes	0		0	0		0		1		1		1
Taper Length (ft)	25			25				25				25
Satd. Flow (prot)	0	1709	0	0	1705	0	0	1724	3406	1509	0	1805
Flt Permitted		0.922			0.713			0.105				0.100
Satd. Flow (perm)	0	1588	0	0	1251	0	0	191	3406	1509	0	190
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)		55			21					192		
Link Speed (mph)		35			35				55			
Link Distance (ft)		423			488				603			
Travel Time (s)		8.2			9.5				7.5			
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.90	0.90	0.90	0.90	0.87	0.87
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	5%	2%	13%	1%	0%	5%	6%	7%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	159	0	0	359	0	0	51	1283	192	0	128
Turn Type	Perm	NA		Perm	NA		custom	pm+pt	NA	Perm	custom	pm+pt
Protected Phases		4			8			5	2			1
Permitted Phases	4			8			5	2		2	1	6
Total Split (s)	28.0	28.0		28.0	28.0		9.5	9.5	41.4	41.4	10.6	10.6
Total Lost Time (s)		4.5			4.5			4.5	4.5	4.5		4.5
Act Effct Green (s)		22.7			22.7			41.2	37.3	37.3		43.6
Actuated g/C Ratio		0.29			0.29			0.53	0.48	0.48		0.56
v/c Ratio		0.31			0.94			0.25	0.78	0.23		0.55
Control Delay		16.5			61.4			10.3	21.8	2.9		19.1
Queue Delay		0.0			0.0			0.0	0.0	0.0		0.0
Total Delay		16.5			61.4			10.3	21.8	2.9		19.1
LOS		B			E			B	C	A		B
Approach Delay		16.5			61.4				19.0			
Approach LOS		B			E				B			
Queue Length 50th (ft)		39			165			10	279	0		25
Queue Length 95th (ft)		84			#321			23	367	33		61
Internal Link Dist (ft)		343			408				523			
Turn Bay Length (ft)								320		230		360
Base Capacity (vph)		523			396			201	1645	828		234
Starvation Cap Reductn		0			0			0	0	0		0
Spillback Cap Reductn		0			0			0	0	0		0
Storage Cap Reductn		0			0			0	0	0		0

Phasings
1: SR 74 & Milam Rd

EXISTING CONDITIONS
AM PEAK HOUR

Lane Group	SBT	SBR
Lane Configurations	↑↑	↑
Traffic Volume (vph)	1255	15
Future Volume (vph)	1255	15
Ideal Flow (vphpl)	1900	1900
Lane Width (ft)	12	12
Grade (%)	0%	
Storage Length (ft)		220
Storage Lanes		1
Taper Length (ft)		
Satd. Flow (prot)	3312	1509
Flt Permitted		
Satd. Flow (perm)	3312	1509
Right Turn on Red		Yes
Satd. Flow (RTOR)		82
Link Speed (mph)	55	
Link Distance (ft)	708	
Travel Time (s)	8.8	
Confl. Peds. (#/hr)		
Confl. Bikes (#/hr)		
Peak Hour Factor	0.87	0.87
Growth Factor	100%	100%
Heavy Vehicles (%)	9%	7%
Bus Blockages (#/hr)	0	0
Parking (#/hr)		
Mid-Block Traffic (%)	0%	
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1443	17
Turn Type	NA	Perm
Protected Phases	6	
Permitted Phases		6
Total Split (s)	42.5	42.5
Total Lost Time (s)	4.5	4.5
Act Effct Green (s)	40.0	40.0
Actuated g/C Ratio	0.52	0.52
v/c Ratio	0.84	0.02
Control Delay	23.4	0.1
Queue Delay	0.0	0.0
Total Delay	23.4	0.1
LOS	C	A
Approach Delay	22.8	
Approach LOS	C	
Queue Length 50th (ft)	336	0
Queue Length 95th (ft)	#463	0
Internal Link Dist (ft)	628	
Turn Bay Length (ft)		220
Base Capacity (vph)	1714	820
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0

Phasings
1: SR 74 & Milam Rd

EXISTING CONDITIONS
AM PEAK HOUR

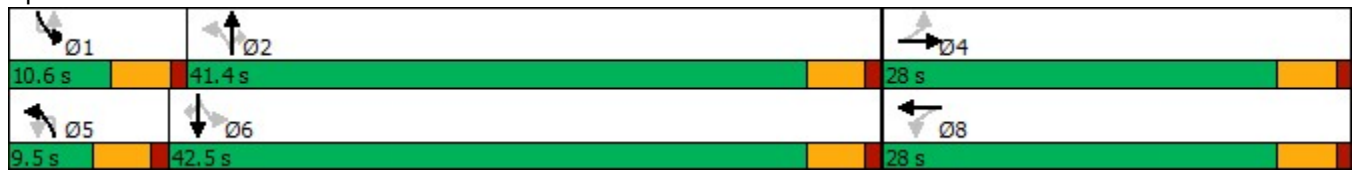


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Reduced v/c Ratio		0.30			0.91			0.25	0.78	0.23		0.55

Intersection Summary

Area Type:	Other
Cycle Length:	80
Actuated Cycle Length:	77.3
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.94
Intersection Signal Delay:	24.7
Intersection LOS:	C
Intersection Capacity Utilization:	74.5%
ICU Level of Service:	D
Analysis Period (min):	15
# 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.	

Splits and Phases: 1: SR 74 & Milam Rd



Phasings
1: SR 74 & Milam Rd



















EXISTING CONDITIONS
AM PEAK HOUR



Lane Group	SBT	SBR
Reduced v/c Ratio	0.84	0.02
Intersection Summary		

Phasings
1: SR 74 & Milam Rd

EXISTING CONDITIONS
PM PEAK HOUR

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	36	66	61	205	59	73	14	38	1272	183	17	159
Future Volume (vph)	36	66	61	205	59	73	14	38	1272	183	17	159
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		2%			2%				0%			
Storage Length (ft)	0		0	0		0		320		230		360
Storage Lanes	0		0	0		0		1		1		1
Taper Length (ft)	25			25				25				25
Satd. Flow (prot)	0	1720	0	0	1741	0	0	1805	3471	1583	0	1795
Flt Permitted		0.861			0.640			0.102				0.097
Satd. Flow (perm)	0	1498	0	0	1148	0	0	194	3471	1583	0	183
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)		35			16					193		
Link Speed (mph)		35			35				55			
Link Distance (ft)		423			488				603			
Travel Time (s)		8.2			9.5				7.5			
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.70	0.70	0.70	0.84	0.84	0.84	0.93	0.93	0.93	0.93	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	2%	1%	3%	3%	0%	0%	4%	2%	6%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	232	0	0	401	0	0	56	1368	197	0	187
Turn Type	Perm	NA		Perm	NA		custom	pm+pt	NA	Perm	custom	pm+pt
Protected Phases		4			8			5	2			1
Permitted Phases	4			8			5	2		2	1	6
Total Split (s)	34.0	34.0		34.0	34.0		11.0	11.0	44.0	44.0	12.0	12.0
Total Lost Time (s)		6.0			6.0			6.0	6.0	6.0		6.0
Act Effct Green (s)		28.0			28.0			43.0	38.0	38.0		46.0
Actuated g/C Ratio		0.31			0.31			0.48	0.42	0.42		0.51
v/c Ratio		0.47			1.09			0.31	0.93	0.25		0.94
Control Delay		24.9			104.1			14.2	38.0	3.6		69.6
Queue Delay		0.0			0.0			0.0	0.0	0.0		0.0
Total Delay		24.9			104.1			14.2	38.0	3.6		69.6
LOS		C			F			B	D	A		E
Approach Delay		24.9			104.1				33.0			
Approach LOS		C			F				C			
Queue Length 50th (ft)		89			~253			14	380	1		58
Queue Length 95th (ft)		112			#389			31	#531	40		#188
Internal Link Dist (ft)		343			408				523			
Turn Bay Length (ft)								320		230		360
Base Capacity (vph)		490			368			182	1465	779		200
Starvation Cap Reductn		0			0			0	0	0		0
Spillback Cap Reductn		0			0			0	0	0		0
Storage Cap Reductn		0			0			0	0	0		0

Phasings
1: SR 74 & Milam Rd

EXISTING CONDITIONS
PM PEAK HOUR

Lane Group	SBT	SBR
Lane Configurations	↑↑	↑
Traffic Volume (vph)	1403	31
Future Volume (vph)	1403	31
Ideal Flow (vphpl)	1900	1900
Lane Width (ft)	12	12
Grade (%)	0%	
Storage Length (ft)		220
Storage Lanes		1
Taper Length (ft)		
Satd. Flow (prot)	3471	1615
Flt Permitted		
Satd. Flow (perm)	3471	1615
Right Turn on Red		Yes
Satd. Flow (RTOR)		109
Link Speed (mph)	55	
Link Distance (ft)	708	
Travel Time (s)	8.8	
Confl. Peds. (#/hr)		
Confl. Bikes (#/hr)		
Peak Hour Factor	0.94	0.94
Growth Factor	100%	100%
Heavy Vehicles (%)	4%	0%
Bus Blockages (#/hr)	0	0
Parking (#/hr)		
Mid-Block Traffic (%)	0%	
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1493	33
Turn Type	NA	Perm
Protected Phases	6	
Permitted Phases		6
Total Split (s)	45.0	45.0
Total Lost Time (s)	6.0	6.0
Act Effct Green (s)	41.2	41.2
Actuated g/C Ratio	0.46	0.46
v/c Ratio	0.94	0.04
Control Delay	37.4	0.1
Queue Delay	0.0	0.0
Total Delay	37.4	0.1
LOS	D	A
Approach Delay	40.2	
Approach LOS	D	
Queue Length 50th (ft)	431	0
Queue Length 95th (ft)	#600	0
Internal Link Dist (ft)	628	
Turn Bay Length (ft)		220
Base Capacity (vph)	1589	798
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0

Phasings
1: SR 74 & Milam Rd

EXISTING CONDITIONS
PM PEAK HOUR



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Reduced v/c Ratio		0.47			1.09			0.31	0.93	0.25		0.94

Intersection Summary

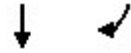
Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	90
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	1.09
Intersection Signal Delay:	42.8
Intersection LOS:	D
Intersection Capacity Utilization	93.0%
ICU Level of Service	F
Analysis Period (min)	15
~ Volume exceeds capacity, queue is theoretically infinite. Queue shown is maximum after two cycles.	
# 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.	

Splits and Phases: 1: SR 74 & Milam Rd



Phasings
1: SR 74 & Milam Rd

EXISTING CONDITIONS
PM PEAK HOUR



Lane Group	SBT	SBR
Reduced v/c Ratio	0.94	0.04
Intersection Summary		

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕	↕		↕		↕	↕	
Traffic Vol, veh/h	3	310	8	7	326	22	5	1	9	7	0	0
Future Vol, veh/h	3	310	8	7	326	22	5	1	9	7	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	230	-	-	120	-	-	-	100	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	0	-	-
Grade, %	-	-1	-	-	2	-	-	-2	-	-	0	-
Peak Hour Factor	84	84	84	83	83	83	68	68	68	92	92	92
Heavy Vehicles, %	0	4	0	0	0	3	0	0	0	0	0	0
Mvmt Flow	4	369	10	8	393	27	7	1	13	8	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	420	0	0	379	0	0	800	813	369	798	796	393
Stage 1	-	-	-	-	-	-	377	377	-	409	409	-
Stage 2	-	-	-	-	-	-	423	436	-	389	387	-
Critical Hdwy	4.1	-	-	4.1	-	-	6.7	6.1	6	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.7	5.1	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.7	5.1	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	150	-	-	1191	-	-	334	345	695	306	322	660
Stage 1	-	-	-	-	-	-	676	646	-	623	600	-
Stage 2	-	-	-	-	-	-	642	612	-	639	613	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	150	-	-	1191	-	-	331	341	695	296	318	660
Mov Cap-2 Maneuver	-	-	-	-	-	-	331	341	-	296	318	-
Stage 1	-	-	-	-	-	-	673	643	-	621	595	-
Stage 2	-	-	-	-	-	-	636	606	-	623	611	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.2			12.8			17.5		
HCM LOS							B			C		

Minor Lane/Major Mvm	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)		484	1150	-	-	1191	-	-	296
HCM Lane V/C Ratio		0.046	0.003	-	-	0.007	-	-	0.026
HCM Control Delay (s)		12.8	8.1	0	-	8	0	-	17.5
HCM Lane LOS		B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)		0.1	0	-	-	0	-	-	0.1

Intersection

Int Delay, s/veh 4.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔		↔	↑	↑	↔
Traffic Vol, veh/h	1	10	17	11	0	0
Future Vol, veh/h	1	10	17	11	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage#	-	-	0	0	-	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	52	52	25	25
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	11	33	21	0	0

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	91	4	4
Stage 1	4	-	-
Stage 2	87	-	-
Critical Hdwy	6.4	6.2	4.1
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.3	2.2
Pot Cap-1 Maneuver	1085	1631	-
Stage 1	1024	-	-
Stage 2	941	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	896	1085	1631
Mov Cap-2 Maneuver	896	-	-
Stage 1	1004	-	-
Stage 2	941	-	-

Approach	EB	NB	SB
HCM Control Delay, s	4.4	4.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1631	-	1065	-	-
HCM Lane V/C Ratio	0.02	-	0.011	-	-
HCM Control Delay (s)	7.3	-	8.4	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0	-	-

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W		W	↑	↑	↑
Traffic Vol, veh/h	0	0	3	11	0	0
Future Vol, veh/h	0	0	3	11	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	- None		- None		- None	
Storage Length	0	-	100	-	-	-
Veh in Median Storage#	-	-	0	0	-	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	25	25	44	44	25	25
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	0	7	25	0	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	43	4	4	0	-	0
Stage 1	4	-	-	-	-	-
Stage 2	39	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	973	1085	1631	-	-	-
Stage 1	1024	-	-	-	-	-
Stage 2	989	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	969	1085	1631	-	-	-
Mov Cap-2 Maneuver	969	-	-	-	-	-
Stage 1	1020	-	-	-	-	-
Stage 2	989	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	0		1.5		0	
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1631	-	-	-	-	
HCM Lane V/C Ratio	0.004	-	-	-	-	
HCM Control Delay (s)	7.2	-	0	-	-	
HCM Lane LOS	A	-	A	-	-	
HCM 95th %tile Q(veh)	0	-	-	-	-	

Intersection

Int Delay, s/veh 2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕	↗		↕		↗	↕	
Traffic Vol, veh/h	3	389	30	38	304	45	18	5	59	34	1	0
Future Vol, veh/h	3	389	30	38	304	45	18	5	59	34	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	230	-	-	120	-	-	-	100	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	0	-	-
Grade, %	-	-1	-	-	2	-	-	-2	-	-	0	-
Peak Hour Factor	81	81	81	81	81	81	86	86	86	93	93	93
Heavy Vehicles, %	33	3	0	0	3	2	0	0	0	0	0	33
Mvmt Flow	4	480	37	47	375	56	21	6	69	37	1	0

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	431	0	0	517
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.43	-	-	4.1
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.497	-	-	2.2
Pot Cap-1 Maneuver	981	-	-	1059
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	981	-	-	1059
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.8	15.8	29.6
HCM LOS			C	D

Minor Lane/Major Mvm	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	NBLn1	SBLn1	SBLn2
Capacity (veh/h)	427	981	-	-	1059	-	-	181	231	
HCM Lane V/C Ratio	0.223	0.004	-	-	0.044	-	-	0.202	0.005	
HCM Control Delay (s)	15.8	8.7	0	-	8.6	0	-	29.9	20.7	
HCM Lane LOS	C	A	A	-	A	A	-	D	C	
HCM 95th %tile Q(veh)	0.8	0	-	-	0.1	-	-	0.7	0	

Intersection

Int Delay, s/veh 3.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y		Y	↑	↑	
Traffic Vol, veh/h	1	23	23	30	19	0
Future Vol, veh/h	1	23	23	30	19	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage#	-	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	78	78	79	79
Heavy Vehicles, %	0	4	4	3	0	5
Mvmt Flow	1	25	29	38	24	0

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	120	24	24	0	-	0
Stage 1	24	-	-	-	-	-
Stage 2	96	-	-	-	-	-
Critical Hdwy	6.4	6.24	4.14	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.236	-	-	-
Pot Cap-1 Maneuve	880	1047	1578	-	-	-
Stage 1	1004	-	-	-	-	-
Stage 2	933	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuve	864	1047	1578	-	-	-
Mov Cap-2 Maneuve	864	-	-	-	-	-
Stage 1	986	-	-	-	-	-
Stage 2	933	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	3.6	3.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1578	-	1038	-	-
HCM Lane V/C Ratio	0.019	-	0.025	-	-
HCM Control Delay (s)	7.3	-	8.6	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection

Int Delay, s/veh 3.8

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	W		W	↑	↑	
Traffic Vol, veh/h	0	10	15	16	8	0
Future Vol, veh/h	0	10	15	16	8	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	100	-	-	-
Veh in Median Storage#	-	-	0	0	-	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	86	86	67	67
Heavy Vehicles, %	0	10	0	6	0	0
Mvmt Flow	0	12	17	19	12	0

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	65	12	12	0	-	0
Stage 1	12	-	-	-	-	-
Stage 2	53	-	-	-	-	-
Critical Hdwy	6.4	6.3	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.39	2.2	-	-	-
Pot Cap-1 Maneuver	946	1046	1620	-	-	-
Stage 1	1016	-	-	-	-	-
Stage 2	975	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	937	1046	1620	-	-	-
Mov Cap-2 Maneuver	937	-	-	-	-	-
Stage 1	1006	-	-	-	-	-
Stage 2	975	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s 3.5 3.5 0
HCM LOS A

Minor Lane/Major Mvmt NBL NBTEBLn1 SBT SBR



















Capacity (veh/h)	1620	-	1046	-	-
HCM Lane V/C Ratio	0.011	-	0.012	-	-
HCM Control Delay (s)	7.2	-	8.5	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Appendix E

*Capacity Analysis Reports
Projected Conditions*

Phasings
1: SR 74 & Milam Rd

PROJECTED CONDITIONS
AM PEAK HOUR

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	23	56	65	244	60	128	3	43	1155	220	10	142
Future Volume (vph)	23	56	65	244	60	128	3	43	1155	220	10	142
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		2%			2%				0%			
Storage Length (ft)	0		0	0		0		320		230		360
Storage Lanes	0		0	0		0		1		1		1
Taper Length (ft)	25			25				25				25
Satd. Flow (prot)	0	1713	0	0	1702	0	0	1724	3406	1509	0	1805
Flt Permitted		0.906			0.714			0.092				0.085
Satd. Flow (perm)	0	1565	0	0	1249	0	0	167	3406	1509	0	162
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)		47			24					231		
Link Speed (mph)		35			35				55			
Link Distance (ft)		423			488				603			
Travel Time (s)		8.2			9.5				7.5			
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.88	0.88	0.88	0.90	0.88	0.88	0.90	0.90	0.90	0.90	0.87	0.87
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	0%	5%	2%	13%	1%	0%	5%	6%	7%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	164	0	0	484	0	0	51	1283	244	0	174
Turn Type	Perm	NA		Perm	NA		custom	pm+pt	NA	Perm	custom	pm+pt
Protected Phases		4			8			5	2			1
Permitted Phases	4			8			5	2		2	1	6
Total Split (s)	41.0	41.0		41.0	41.0		9.6	9.6	47.0	47.0	12.0	12.0
Total Lost Time (s)		4.5			4.5			4.5	4.5	4.5		4.5
Act Effct Green (s)		36.5			36.5			47.6	42.5	42.5		52.8
Actuated g/C Ratio		0.36			0.36			0.48	0.42	0.42		0.53
v/c Ratio		0.27			1.03			0.32	0.89	0.32		0.83
Control Delay		17.2			80.2			16.7	35.6	4.1		51.8
Queue Delay		0.0			0.0			0.0	0.0	0.0		0.0
Total Delay		17.2			80.2			16.7	35.6	4.1		51.8
LOS		B			F			B	D	A		D
Approach Delay		17.2			80.2				30.1			
Approach LOS		B			F				C			
Queue Length 50th (ft)		51			~321			14	387	5		60
Queue Length 95th (ft)		97			#502			32	#504	50		#164
Internal Link Dist (ft)		343			408				523			
Turn Bay Length (ft)								320		230		360
Base Capacity (vph)		601			471			158	1447	774		209
Starvation Cap Reductn		0			0			0	0	0		0
Spillback Cap Reductn		0			0			0	0	0		0
Storage Cap Reductn		0			0			0	0	0		0

Phasings
1: SR 74 & Milam Rd

PROJECTED CONDITIONS
AM PEAK HOUR

Lane Group	SBT	SBR
Lane Configurations	↑↑	↑
Traffic Volume (vph)	1255	15
Future Volume (vph)	1255	15
Ideal Flow (vphpl)	1900	1900
Lane Width (ft)	12	12
Grade (%)	0%	
Storage Length (ft)		220
Storage Lanes		1
Taper Length (ft)		
Satd. Flow (prot)	3312	1509
Flt Permitted		
Satd. Flow (perm)	3312	1509
Right Turn on Red		Yes
Satd. Flow (RTOR)		65
Link Speed (mph)	55	
Link Distance (ft)	708	
Travel Time (s)	8.8	
Confl. Peds. (#/hr)		
Confl. Bikes (#/hr)		
Peak Hour Factor	0.87	0.87
Growth Factor	100%	100%
Heavy Vehicles (%)	9%	7%
Bus Blockages (#/hr)	0	0
Parking (#/hr)		
Mid-Block Traffic (%)	0%	
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1443	17
Turn Type	NA	Perm
Protected Phases	6	
Permitted Phases		6
Total Split (s)	49.4	49.4
Total Lost Time (s)	4.5	4.5
Act Effct Green (s)	46.8	46.8
Actuated g/C Ratio	0.47	0.47
v/c Ratio	0.93	0.02
Control Delay	38.0	0.1
Queue Delay	0.0	0.0
Total Delay	38.0	0.1
LOS	D	A
Approach Delay	39.1	
Approach LOS	D	
Queue Length 50th (ft)	458	0
Queue Length 95th (ft)	#588	0
Internal Link Dist (ft)	628	
Turn Bay Length (ft)		220
Base Capacity (vph)	1551	741
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0

Phasings
1: SR 74 & Milam Rd

PROJECTED CONDITIONS
AM PEAK HOUR



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Reduced v/c Ratio		0.27			1.03			0.32	0.89	0.32		0.83

Intersection Summary



















Area Type:	Other
Cycle Length:	100
Actuated Cycle Length:	100
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	1.03
Intersection Signal Delay:	39.6
Intersection LOS:	D
Intersection Capacity Utilization	88.0%
ICU Level of Service	E
Analysis Period (min)	15
~ Volume exceeds capacity, queue is theoretically infinite. Queue shown is maximum after two cycles.	
# 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.	

Splits and Phases: 1: SR 74 & Milam Rd



Phasings
1: SR 74 & Milam Rd

PROJECTED CONDITIONS
PM PEAK HOUR

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	36	70	61	256	63	116	14	38	1272	232	17	200
Future Volume (vph)	36	70	61	256	63	116	14	38	1272	232	17	200
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		2%			2%				0%			
Storage Length (ft)	0		0	0		0		320		230		360
Storage Lanes	0		0	0		0		1		1		1
Taper Length (ft)	25			25				25				25
Satd. Flow (prot)	0	1724	0	0	1729	0	0	1805	3471	1583	0	1797
Flt Permitted		0.856			0.641			0.102				0.097
Satd. Flow (perm)	0	1492	0	0	1142	0	0	194	3471	1583	0	183
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)		33			21					244		
Link Speed (mph)		35			35				55			
Link Distance (ft)		423			488				603			
Travel Time (s)		8.2			9.5				7.5			
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.70	0.70	0.70	0.84	0.84	0.84	0.93	0.93	0.93	0.93	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	2%	1%	3%	3%	0%	0%	4%	2%	6%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%				0%			
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	238	0	0	518	0	0	56	1368	249	0	231
Turn Type	Perm	NA		Perm	NA		custom	pm+pt	NA	Perm	custom	pm+pt
Protected Phases		4			8			5	2			1
Permitted Phases	4			8			5	2		2	1	6
Total Split (s)	34.0	34.0		34.0	34.0		11.0	11.0	44.0	44.0	12.0	12.0
Total Lost Time (s)		6.0			6.0			6.0	6.0	6.0		6.0
Act Effct Green (s)		28.0			28.0			43.0	38.0	38.0		46.0
Actuated g/C Ratio		0.31			0.31			0.48	0.42	0.42		0.51
v/c Ratio		0.49			1.40			0.31	0.93	0.31		1.15
Control Delay		25.6			224.6			14.2	38.0	3.5		132.0
Queue Delay		0.0			0.0			0.0	0.0	0.0		0.0
Total Delay		25.6			224.6			14.2	38.0	3.5		132.0
LOS		C			F			B	D	A		F
Approach Delay		25.6			224.6				32.1			
Approach LOS		C			F				C			
Queue Length 50th (ft)		93			~393			14	380	2		~108
Queue Length 95th (ft)		116			#535			31	#531	45		#254
Internal Link Dist (ft)		343			408				523			
Turn Bay Length (ft)								320		230		360
Base Capacity (vph)		486			369			182	1465	809		201
Starvation Cap Reductn		0			0			0	0	0		0
Spillback Cap Reductn		0			0			0	0	0		0
Storage Cap Reductn		0			0			0	0	0		0

Phasings
1: SR 74 & Milam Rd

PROJECTED CONDITIONS
PM PEAK HOUR

Lane Group	SBT	SBR
Lane Configurations	↑↑	↑
Traffic Volume (vph)	1403	31
Future Volume (vph)	1403	31
Ideal Flow (vphpl)	1900	1900
Lane Width (ft)	12	12
Grade (%)	0%	
Storage Length (ft)		220
Storage Lanes		1
Taper Length (ft)		
Satd. Flow (prot)	3471	1615
Flt Permitted		
Satd. Flow (perm)	3471	1615
Right Turn on Red		Yes
Satd. Flow (RTOR)		109
Link Speed (mph)	55	
Link Distance (ft)	708	
Travel Time (s)	8.8	
Confl. Peds. (#/hr)		
Confl. Bikes (#/hr)		
Peak Hour Factor	0.94	0.94
Growth Factor	100%	100%
Heavy Vehicles (%)	4%	0%
Bus Blockages (#/hr)	0	0
Parking (#/hr)		
Mid-Block Traffic (%)	0%	
Shared Lane Traffic (%)		
Lane Group Flow (vph)	1493	33
Turn Type	NA	Perm
Protected Phases	6	
Permitted Phases		6
Total Split (s)	45.0	45.0
Total Lost Time (s)	6.0	6.0
Act Effct Green (s)	41.2	41.2
Actuated g/C Ratio	0.46	0.46
v/c Ratio	0.94	0.04
Control Delay	37.4	0.1
Queue Delay	0.0	0.0
Total Delay	37.4	0.1
LOS	D	A
Approach Delay	49.1	
Approach LOS	D	
Queue Length 50th (ft)	431	0
Queue Length 95th (ft)	#600	0
Internal Link Dist (ft)	628	
Turn Bay Length (ft)		220
Base Capacity (vph)	1589	798
Starvation Cap Reductn	0	0
Spillback Cap Reductn	0	0
Storage Cap Reductn	0	0

Phasings
1: SR 74 & Milam Rd

PROJECTED CONDITIONS
PM PEAK HOUR



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Reduced v/c Ratio		0.49			1.40			0.31	0.93	0.31		1.15

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	90
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	1.40
Intersection Signal Delay:	62.7
Intersection LOS:	E
Intersection Capacity Utilization	101.2%
ICU Level of Service	G
Analysis Period (min)	15
~ Volume exceeds capacity, queue is theoretically infinite. Queue shown is maximum after two cycles.	
# 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.	

Splits and Phases: 1: SR 74 & Milam Rd



Intersection

Int Delay, s/veh 3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕	↕		↕		↕	↕	
Traffic Vol, veh/h	94	310	8	7	326	32	5	2	9	20	1	117
Future Vol, veh/h	94	310	8	7	326	32	5	2	9	20	1	117
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	230	-	-	120	-	-	-	100	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	0	-	-
Grade, %	-	-1	-	-	2	-	-	-2	-	-	0	-
Peak Hour Factor	84	84	84	83	83	83	68	68	68	92	92	92
Heavy Vehicles, %	0	4	0	0	0	3	0	0	0	0	0	0
Mvmt Flow	112	369	10	8	393	39	7	3	13	22	1	127

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	432	0	0	379
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.1	-	-	4.1
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.2
Pot Cap-1 Maneuver	138	-	-	1191
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	138	-	-	1191
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	0.2	18	14
HCM LOS			C	B

Minor Lane/Major Mvm	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	NBLn1	SBLn1	SBLn2
Capacity (veh/h)	301	1138	-	-	1191	-	-	191	648	
HCM Lane V/C Ratio	0.078	0.098	-	-	0.007	-	-	0.114	0.198	
HCM Control Delay (s)	18	8.5	0	-	8	0	-	26.3	11.9	
HCM Lane LOS	C	A	A	-	A	A	-	D	B	
HCM 95th %tile Q(veh)	0.3	0.3	-	-	0	-	-	0.4	0.7	

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W		W	↑	↑	
Traffic Vol, veh/h	1	11	18	62	65	0
Future Vol, veh/h	1	11	18	62	65	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	- None		- None		- None	
Storage Length	0	-	100	-	-	-
Veh in Median Storage#	-	-	0	0	-	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	52	90	90	25
Heavy Vehicles, %	0	0	0	2	2	0
Mvmt Flow	1	12	35	69	72	0

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	211	72	72	0	-	0
Stage 1	72	-	-	-	-	-
Stage 2	139	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	782	996	1541	-	-	-
Stage 1	956	-	-	-	-	-
Stage 2	893	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	764	996	1541	-	-	-
Mov Cap-2 Maneuver	764	-	-	-	-	-
Stage 1	934	-	-	-	-	-
Stage 2	893	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	2.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBTEBLn1	SBT	SBR
Capacity (veh/h)	1541	-	971	-
HCM Lane V/C Ratio	0.022	-	0.013	-
HCM Control Delay (s)	7.4	-	8.8	-
HCM Lane LOS	A	-	A	-
HCM 95th %tile Q(veh)	0.1	-	0	-

Intersection

Int Delay, s/veh 4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	0	0	0	65	0	0	3	11	51	0	0	0
Future Vol, veh/h	0	0	0	65	0	0	3	11	51	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	0	-	-	0	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	25	92	25	90	92	92	44	44	90	92	25	25
Heavy Vehicles, %	0	2	0	2	2	2	0	0	2	2	0	0
Mvmt Flow	0	0	0	72	0	0	7	25	57	0	0	0

Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	72	100	4	72	72	54	4	0	0	82	0	0
Stage 1	4	4	-	68	68	-	-	-	-	-	-	-
Stage 2	68	96	-	4	4	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.2	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.54	0.018	3.33	5.18	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	924	790	1085	919	818	1013	1631	-	-	1515	-	-
Stage 1	1024	892	-	942	838	-	-	-	-	-	-	-
Stage 2	947	815	-	1018	892	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	921	787	1085	916	815	1013	1631	-	-	1515	-	-
Mov Cap-2 Maneuver	921	787	-	916	815	-	-	-	-	-	-	-
Stage 1	1020	892	-	938	835	-	-	-	-	-	-	-
Stage 2	943	812	-	1018	892	-	-	-	-	-	-	-

Approach	EB		WB			NB			SB		
HCM Control Delay, s	0		9.3			0.6			0		
HCM LOS	A		A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1631	-	-	-	916	1515	-	-
HCM Lane V/C Ratio	0.004	-	-	-0.079	-	-	-	-
HCM Control Delay (s)	7.2	-	-	0	9.3	0	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.3	0	-	-

Intersection

Int Delay, s/veh 2.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		B		Y	↑
Traffic Vol, veh/h	65	1	79	61	1	75
Future Vol, veh/h	65	1	79	61	1	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	- None		- None		- None	
Storage Length	0	-	-	-	100	-
Veh in Median Storage#	-	0	-	-	0	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	72	1	88	68	1	83

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	207	122	0
Stage 1	122	-	-
Stage 2	85	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	781	929	-
Stage 1	903	-	-
Stage 2	938	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	780	929	-
Mov Cap-2 Maneuver	780	-	-
Stage 1	903	-	-
Stage 2	937	-	-

Approach	WB	NB	SB
HCM Control Delay, s	0.1	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	SBL	SBT
Capacity (veh/h)	-	-	782	1424
HCM Lane V/C Ratio	-	-	0.094	0.001
HCM Control Delay (s)	-	-	10.1	7.5
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0

Intersection

Int Delay, s/veh 2.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↖	↗		↔		↖	↗	
Traffic Vol, veh/h	3	389	30	38	304	45	18	5	59	34	1	0
Future Vol, veh/h	3	389	30	38	304	45	18	5	59	34	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	230	-	-	120	-	-	-	100	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	0	-	-
Grade, %	-	-1	-	-	2	-	-	-2	-	-	0	-
Peak Hour Factor	81	81	81	81	81	81	86	86	86	93	93	93
Heavy Vehicles, %	33	3	0	0	3	2	0	0	0	0	0	33
Mvmt Flow	4	480	37	47	375	56	21	6	69	37	1	0

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	431	0	0	517
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.43	-	-	4.1
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.497	-	-	2.2
Pot Cap-1 Maneuver	81	-	-	1059
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	81	-	-	1059
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.8	15.8	29.6
HCM LOS			C	D

Minor Lane/Major Mvm	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)		427	981	-	-	1059	-	-	181
HCM Lane V/C Ratio		0.223	0.004	-	-	0.044	-	-	0.202
HCM Control Delay (s)		15.8	8.7	0	-	8.6	0	-	29.9
HCM Lane LOS		C	A	A	-	A	A	-	D
HCM 95th %tile Q(veh)		0.8	0	-	-	0.1	-	-	0.7

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W		W	↑	↑	↑
Traffic Vol, veh/h	1	24	24	83	73	0
Future Vol, veh/h	1	24	24	83	73	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	- None		- None		- None	
Storage Length	0	-	100	-	-	-
Veh in Median Storage#	-	-	0	0	-	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	78	90	90	79
Heavy Vehicles, %	0	4	4	3	2	5
Mvmt Flow	1	26	31	92	81	0

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	235	81	81	0	-	0
Stage 1	81	-	-	-	-	-
Stage 2	154	-	-	-	-	-
Critical Hdwy	6.4	6.24	4.14	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.336	2.236	-	-	-
Pot Cap-1 Maneuver	758	973	1504	-	-	-
Stage 1	947	-	-	-	-	-
Stage 2	879	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	742	973	1504	-	-	-
Mov Cap-2 Maneuver	742	-	-	-	-	-
Stage 1	927	-	-	-	-	-
Stage 2	879	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	1.9	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBTEBLn1	SBT	SBR
Capacity (veh/h)	1504	-	961	-
HCM Lane V/C Ratio	0.02	-	0.028	-
HCM Control Delay (s)	7.4	-	8.9	-
HCM Lane LOS	A	-	A	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-

Intersection

Int Delay, s/veh 4.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	0	0	10	55	0	0	15	16	51	0	8	0
Future Vol, veh/h	0	0	10	55	0	0	15	16	51	0	8	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	100	-	-	100	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	0	-	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	92	83	90	92	92	86	86	90	92	67	67
Heavy Vehicles, %	0	2	10	2	2	2	0	6	2	2	0	0
Mvmt Flow	0	0	12	61	0	0	17	19	57	0	12	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	94	122	12	100	94	48	12	0	0	76	0	0
Stage 1	12	12	-	82	82	-	-	-	-	-	-	-
Stage 2	82	110	-	18	12	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.52	6.3	7.12	6.52	6.22	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.018	3.39	3.518	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuve	894	768	1046	881	796	1021	1620	-	-	1523	-	-
Stage 1	1014	886	-	926	827	-	-	-	-	-	-	-
Stage 2	931	804	-	1001	886	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuve	887	760	1046	864	788	1021	1620	-	-	1523	-	-
Mov Cap-2 Maneuve	887	760	-	864	788	-	-	-	-	-	-	-
Stage 1	1004	886	-	917	819	-	-	-	-	-	-	-
Stage 2	921	796	-	989	886	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	5		9.5		1.4		0	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1620	-	-	1046	864	1523	-	-
HCM Lane V/C Ratio	0.011	-	-	0.012	0.071	-	-	-
HCM Control Delay (s)	7.2	-	-	8.5	9.5	0	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0	-	-

Intersection

Int Delay, s/veh 1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		B		Y	↑
Traffic Vol, veh/h	55	1	106	53	1	97
Future Vol, veh/h	55	1	106	53	1	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	- None		- None		- None	
Storage Length	0	-	-	-	100	-
Veh in Median Storage#	-	0	-	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	61	1	118	59	1	108

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	258	148	0
Stage 1	148	-	-
Stage 2	110	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	731	899	-
Stage 1	880	-	-
Stage 2	915	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	730	899	-
Mov Cap-2 Maneuver	730	-	-
Stage 1	880	-	-
Stage 2	914	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.4	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	SBL	SBT
Capacity (veh/h)	-	-	732	1399
HCM Lane V/C Ratio	-	-	0.085	0.001
HCM Control Delay (s)	-	-	10.4	7.6
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0

Appendix F

*Trip Generation Reports
Alternate Development*

DAILY TRIPS, Shopping Center

Query Filter

DATA SOURCE:

Data Plot and Equation

14,000

DATA STATISTI

Land Use:
Shopping Plaza (40-150k) - Supe
[Click for Description and Data Pl](#)

ITETripGen Web-based App

[? Help](#) [vernon wilburn](#) [Sign out](#)

Graph Look Up

LAND USE GROUP:
(800-899) Retail

LAND USE:
821 - Shopping Plaza (40-150k)

LAND USE SUBCATEGORY:
Supermarket - Yes

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GLA

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

X = 1000 Sq. Ft. GLA

T = Trip Ends

Reset Zoom Restore

X Study Site — Fitted Curve - - - Average Rate

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

Trip Type:
Vehicle

Number of Studies:
17

Avg. 1000 Sq. Ft. GLA:
81

Average Rate:
94.49

Range of Rates:
57.86 - 175.32

Standard Deviation:
26.55

Fitted Curve Equation:
 $T = 76.96(X) + 1412.79$

R²:
0.50

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 8504 (Total), 4252 (Exit)
Fitted Curve: 8339 (Total), 4170 (Exit)

AM PEAK HOUR TRIPS, Shopping Center

Graph Look Up



LAND USE GROUP:
 (800-899) Retail

LAND USE :
 821 - Shopping Plaza (40-150k)

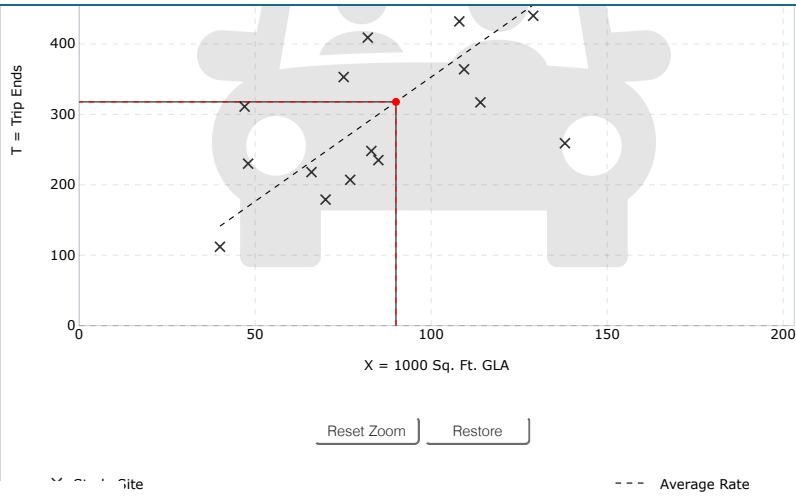
LAND USE SUBCATEGORY:
 Supermarket - Yes

SETTING/LOCATION:
 General Urban/Suburban

INDEPENDENT VARIABLE (IV):
 1000 Sq. Ft. GLA

TIME PERIOD:
 Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
 Vehicle



Setting/Location:
 General Urban/Suburban

Trip Type:
 Vehicle

Number of Studies:
 16

Avg. 1000 Sq. Ft. GLA:
 86

Average Rate:
 3.53

Range of Rates:
 1.88 - 6.62

Standard Deviation:
 1.17

Fitted Curve Equation:
 Not Given

R²:

Directional Distribution:
 62% entering, 38% exiting

Calculated Trip Ends:
 Average Rate: 318 (Total), 197 (Er)

INTERESTED IN ADDING USERS?

The license agreement for the ITETripGen web app is for a single user and strictly prohibits sharing of accounts. Please visit the ITE Marketplace to purchase additional license for each additional person who desires access to ITETripGen.

>> ITE Market Place

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

PM PEAK HOUR TRIPS, Shopping Center

Graph Look Up



LAND USE GROUP:
 (800-899) Retail

LAND USE :
 821 - Shopping Plaza (40-150k)

LAND USE SUBCATEGORY:
 Supermarket - Yes

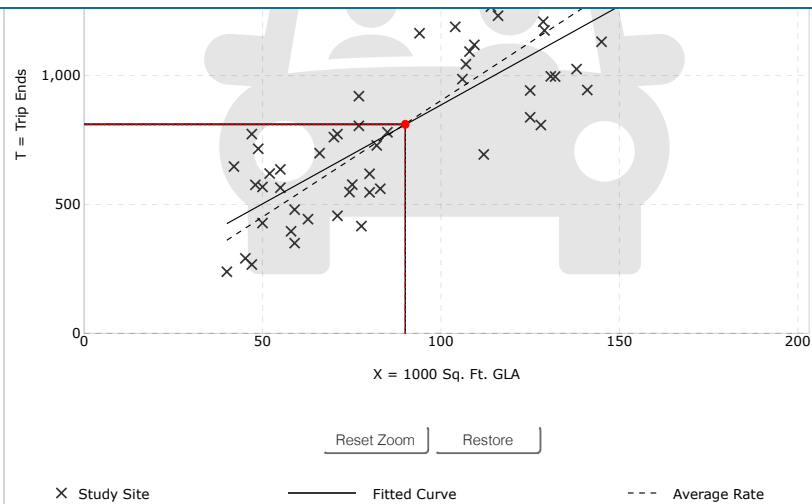
SETTING/LOCATION:
 General Urban/Suburban

INDEPENDENT VARIABLE (IV):
 1000 Sq. Ft. GLA

TIME PERIOD:
 Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
 Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
 Calculate



Setting/Location:
 General Urban/Suburban

Trip Type:
 Vehicle

Number of Studies:
 51

Avg. 1000 Sq. Ft. GLA:
 87

Average Rate:
 9.03

Range of Rates:
 5.35 - 16.45

Standard Deviation:
 2.37

Fitted Curve Equation:
 $T = 7.67(X) + 118.86$

R²:
 0.62

Directional Distribution:
 48% entering, 52% exiting

Calculated Trip Ends:
 Average Rate: 813 (Total), 390 (Er)
 Fitted Curve: 809 (Total), 388 (Er)

Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

TRAFFIC IMPACT ANALYSIS

Fairburn Apartments

Fulton County, GA

Prepared By

Maldino and Wilburn, LLC

Traffic Consultants



The following meetings were held regarding this petition:

- (1) Thursday, August 8, 2024 at 7:00 PM – Virtual Community Meeting – via Zoom;
and
- (2) Monday, August 12, 2024 at 7:00 PM – Virtual Community Meeting – via Zoom.

The following persons attended the meetings:

- (1) Thursday, August 8, 2024 at 7:00 PM – Virtual Community Meeting – via Zoom –
Attendees:
 - Christian Cortes & Jaime Cortes ([REDACTED])
- (2) Monday, August 12, 2024 at 7:00 PM – Virtual Community Meeting – via Zoom –
Attendees:
 - Christian Cortes & Jaime Cortes ([REDACTED])
 - Willie Smith ([REDACTED])

The following issues and concerns were expressed during the community meetings:

- (1) Thursday, August 8, 2024 at 7:00 PM – Virtual Community Meeting – via Zoom –
issues and concerns expressed:
 - Timeline for construction
- (2) Monday, August 12, 2024 at 7:00 PM – Virtual Community Meeting – via Zoom –
issues and concerns expressed:
 - None. The attendees were in support of the project.

The applicant's response to issues and concerns was as follows:

- (1) Thursday, August 8, 2024 at 7:00 PM – Virtual Community Meeting – via Zoom –
issues and concerns expressed:
 - Start construction: Spring 2025; finish construction: Winter 2026
- (2) Monday, August 12, 2024 at 7:00 PM – Virtual Community Meeting – via Zoom –
issues and concerns expressed:
 - a. No concerns or issues were expressed.

Greetings

Subject: 5650 Milam Rd Rezoning and Variance

Date: Nov 22, 2024

Concerns:

-What are the specific reasons the developer has not developed the land with the current C2 zoning?

-Concerns about the current state of infrastructure, does it support the addition of 250 more units.

-How will the developer assure the residents that the additional 250 units will not put a strain on the electrical and water utilities that the City of Fairburn currently has?

-schools are currently almost at capacity and with the addition of the proposed Complex near Meadow Glen and this addition of 250 units, we would possibly be over capacity.

-When looking at the proposed site plan it seems to have little to no greenspace or open space. The little greenspace and open space seems to be mostly small landscaping near the buildings.

-if the developer wants to rezone from C2 to PD, why are there not more areas for public park and increased greenspace

-As a resident of the City of Fairburn, I would like to see more developments that attract young adults and young families. This development seems to be catering to one group of people, the young, single, with no children criteria. The development proposes up to 2 Bedrooms max.

Suggestions:

- if zoning from C2 to PD, I would suggest 50% less apartments(125 units or less). As a PD, would the developer be willing to include attached and detached homes(Mixed-use and Mixed Family options.

-Larger stand alone retail spaces for a grocery store, retail shopping, dining, and entertainment. The proposed "boutique" retail areas seem to be encouraging more small non-sit down restaurants. Some possible suggestions/examples given by the attorney were small coffee shops. We already have about 4 coffee shops in that area. We want more sit-down spaces with larger indoor and outdoor seating.

Currently the max retail sq foot for the entire commercial retail area is less than 5800 sq ft. In my opinion, those areas will probably be split, and I was told the smallest might be about 1500 sq ft. That is very small and we already have several plazas with small sitting areas in that area. What is the percentage of other current rental (retail) vacancies in the other newly built apartments, because in passing the still seem to all be empty?

More apartments with less options for larger retail, will continue to drive residents to the neighboring cities to shop, dine and be entertained. We only have one grocery store in Fairburn.

- requesting more amenities, more green space, possibly a park open to all residents, not just the apartment complex. What green infrastructure does the developer have in plan.
 - Current residents that live off of Milam road only have one way out of the Fairburn area without going through Fayette
 - current traffic on Milam is pretty heavy(would like more information on how that will be resolved as it relates to the upcoming Hwy 74 interstate "cloverleaf" interchange.
- since the developer wants to change to PD, then the residents would like to see a consensus solution between the residents and developer.

Thank you,

Ciamaruel Fears

Sign-In - KBD/Milam Road Community Meet

Name	Address	Email Address	Phone Number
Ciamaruel Fears	6063 Autumn Green Dr	CiamaruelFears@yahoo.com	678 603 5653
Felicia Powell	8190 Mayfern Dr. Fairburn	Fhpowell1404@gmail.com	770-653-2564
Charles Powell	8190 May Fern Dr Fairburn GA	luxurybycharles @gmail.com	678-457-3718
Melissa Davis	613 Mayfern Trace Fairburn GA 30213	meldavis2@aol.com	404 414 0230
Jay Horne	105 Muscadine Ct S Fairburn 30213	Jkantrel@yahoo.com	(770) 880-0496
Kevin Jeffus	526 Hill St ATLANTA GA	kjeffus@yahoo.com	678-977-4745

Topic	ID	Host	Duration (n	Start time	End time	Participants
KBD/Fairbu	8.39E+10	Steven L. Jc	89	#####	#####	28

Name (orig Email	Join time	Leave time	Duration (n	Guest	In waiting room
Steven L. Jc sjones@ta	#####	#####	89	No	No
A Williams	#####	#####	1	Yes	Yes
Toni Dawkins	#####	#####	1	Yes	Yes
Connie H	#####	#####	1	Yes	Yes
John Cook	#####	#####	1	Yes	Yes
Latasha Anthony	#####	#####	1	Yes	Yes
John Cook	#####	#####	85	Yes	No
Toni Dawkins	#####	#####	67	Yes	No
Latasha Anthony	#####	#####	89	Yes	No
A Williams	#####	#####	89	Yes	No
Courtney Debnam	#####	#####	1	Yes	Yes
Connie H	#####	#####	35	Yes	No
Courtney Debnam	#####	#####	67	Yes	No
Lakissa	#####	#####	1	Yes	Yes
Remus Jackson	#####	#####	1	Yes	Yes
Lakissa	#####	#####	87	Yes	No
Remus Jackson	#####	#####	87	Yes	No
WYATT	#####	#####	1	Yes	Yes
WYATT	#####	#####	45	Yes	No
1.48E+10	#####	#####	59	Yes	No
Denise W Turner	#####	#####	1	Yes	Yes
Denise W Turner	#####	#####	85	Yes	No
mclendon	#####	#####	3	Yes	Yes
Erika	#####	#####	2	Yes	Yes
DTSG Ministries	#####	#####	2	Yes	Yes
Commissioner Echols	#####	#####	2	Yes	Yes
DTSG Ministries	#####	#####	55	Yes	No
mclendon	#####	#####	83	Yes	No
Commissioner Echols	#####	#####	83	Yes	No
Erika	#####	#####	83	Yes	No
1.4E+10	#####	#####	69	Yes	No
Denise Brookins_City c	#####	#####	1	Yes	Yes
Denise Brookins_City c	#####	#####	77	Yes	No
N. Chaney	#####	#####	1	Yes	Yes
N. Chaney	#####	#####	49	Yes	No
Bri Hayes	#####	#####	1	Yes	Yes
Bri Hayes	#####	#####	2	Yes	No
Milam Park HOA	#####	#####	1	Yes	Yes
Milam Park HOA	#####	#####	3	Yes	No
Jessica Phillips	#####	#####	1	Yes	Yes

Jessica Phillips	#####	#####	58	Yes	No
Jessica H	#####	#####	1	Yes	Yes
Jessica H	#####	#####	25	Yes	No
John Davis	#####	#####	4	Yes	Yes
John Davis	#####	#####	9	Yes	No
1.68E+10	#####	#####	3	Yes	Yes
Wyatt	#####	#####	2	Yes	Yes
Abigail Ampiauw	#####	#####	1	Yes	Yes
wyatt	#####	#####	3	Yes	Yes
wyatt	#####	#####	37	Yes	No
John Davis	#####	#####	1	Yes	Yes
John Davis	#####	#####	37	Yes	No
N. Chaney	#####	#####	3	Yes	Yes
N. Chaney	#####	#####	20	Yes	No
Denise Brookins_City c	#####	#####	3	Yes	No

PUBLIC PARTICIPATION PLAN REPORT

Applicant: _____ Petition No. _____

Date: _____

1. The following parties were notified of the requested rezoning/use permit:

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

3. The following issues and concerns were expressed:

4. The applicant's response to issues and concerns was as follows:

5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

December 6, 2024

VIA US MAIL

RE: Notice to Interested Parties of Community Meeting Regarding Rezoning and Variance Applications for 5650 Milam Road, also identified as Fulton County Tax Parcel Identification Number 09F020200130436 on Monday, December 16, 2024 at 7:00 PM (eastern).

Dear Neighbor:

KBD Fairburn, LLC (“KBD”) has proposed a mixed-use development on 14.22 +/- acres (the “Property”) located in the northeast quadrant of the intersection of Renaissance Parkway and Milam Road. KBD is requesting to rezone the property to the PD—Planned Development Zoning District with a concurrent variance. A map showing the property highlighted in blue is included at the end of this letter.

Per the Public Participation Program requirements of the City, KBD will hold an in-person Community Interest Meeting prior to the Public Hearings on KBD’s applications for the purpose of discussing this proposed rezoning and variance with nearby property owners, residents, and organizations. The records of the Tax Commissioner of Fulton County, Georgia indicate that you are an owner of property within 1,000 feet of from the Property.

You are invited to join the in-person Community Interest Meeting on **Monday, December 16, 2024 beginning at 7:00 PM** (eastern time) at:

City of Fairburn Annex Building
40 Washington Street
Fairburn, GA 30213

You may also attend the meeting virtually using the Zoom web conferencing program or following the internet address—<https://taylorenglish.zoom.us/join>—and entering the Meeting ID and Passcode for the meeting below.

Or, enter the following link into your browser: <https://shorturl.at/DRBP1>

You can also join by telephone calling by (301) 715-8592 or (929) 436-2866 and entering the Meeting ID and Passcode for the meeting below.

Meeting ID: 839 0655 4608
Passcode: 931593

Map of Property:



Should you have any questions or concerns regarding this letter or its attachments/enclosures, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven L. Jones".

Steven L. Jones

Enclosures

cc: Applicant;
Denise Brookins, Director of Planning and Zoning.

The following instructions are for the preparation and use of the firm mailing book for Adult Signature Required, Adult Signature Restricted Delivery, Certified Mail®, Certified Mail Restricted Delivery, Collect on Delivery (COD), Insured Mail, Priority Mail Express®, Priority Mail® (bearing an IMpb), Registered Mail™, Signature Confirmation™, and Signature Confirmation Restricted Delivery:

1. Complete or print all forms in ink.
2. The name and address of the sender must appear at the top of each form.
3. A complete return address must appear on each article.
4. Make sure the articles are properly packaged.
5. Enter the postage, fees, and all other services in the appropriate columns on the forms.
6. These additional extra services may also be added when available by standards [see *Mailing Standards of the U.S. Postal Service, Domestic Mail Manual (DMM®) 503.0*] and under the following conditions:
 - a. **Return Receipt service** — The “Return Receipt Requested” endorsement must be placed above the delivery address and to the right of the return address on the article. For a hardcopy signature, you must fill in the return address and article number on the PS Form 3811 (green return receipt card) before attaching it to the article.
 - b. **Restricted Delivery or Special Handling-Fragile service** — The applicable endorsement must be placed above the delivery address and to the right of the return address on the article.
7. When the mailer describes and lists three or more individual pieces on PS Form 3877, but does not present the pieces in the order shown on the sheets, the mailer must consecutively number each entry line on the sheet and lightly number each piece to show both the corresponding sheet and line number.
8. The total number of articles listed must be entered in the proper space at the bottom of the form.
9. Complete a duplicate form for COD, Priority Mail Express, and Registered Mail articles. One copy serves as the mailer’s receipt, the other as the acceptance Post Office™ copy. See DMM 215.3.0.c.
10. All unused portions of the “Addressee” column must be obliterated by drawing a diagonal line through the unused portion on each form.
11. **Insured Articles:**
 - a. **Coverage** — Postal insurance covers (1) the value to the contents at the time of mailing, if lost or damaged, or (2) the cost of repairs. It does not cover spoilage of perishable items. Coverage may not exceed the limit fixed for the insurance fee paid or the indemnity coverage if insurance is included in the product at no additional charge. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Priority Mail Express

document reconstruction insurance is \$100 per piece subject to additional limitations for multiple pieces lost or damaged in a single catastrophic occurrence. The maximum indemnity payable on Priority Mail Express merchandise is \$100 for domestic mail and \$200 for international mail, but optional insurance is available for up to \$5,000 domestically and to some, but not all countries. Consult either the DMM or the International Mail Manual (IMM) for details of insurance limits and coverage online at <http://pe.usps.com/>.

1. **Domestic** — Domestic insurance covers the actual (depreciated) value of the contents or the cost of repairs. The limitations on coverage include, but are not limited to the following: No coverage is provided for consequential losses, delay, concealed damage, spoilage of perishable items, articles improperly packaged, or articles too fragile to withstand normal handling in the mail. (See DMM 609.4.3 for a complete list of non-payable claims.)
 2. **International** — International insurance coverage is subject to both U.S. Postal Service® regulations and the domestic regulations of the destination country. Insurance coverage varies by country and is not available to some countries. The addressee must report damage of an insured article’s contents to the delivering Post Office immediately. No coverage is provided for delay, prohibited articles, concealed damage, or consequential losses.
- b. **Filing Claims** — Domestic indemnity claims must be filed within 60 days from the date the article was mailed. Visit www.usps.com/domestic-claims. International indemnity claims for Registered Mail and Insured Mail may be filed after an inquiry has been completed. Visit www.usps.com/international-claims. (Inquiry must be made within six (6) months from the date the article was mailed). APO/FPO: Indemnity claims for Priority Mail Express Military Service must be filed within 180 days from the date of mailing. Indemnity claims for all other classes of APO/FPO/DPO mail must be filed within one (1) year from the date of mailing. Retain the original mailing receipt as proof of insurance until the claim is resolved. File a claim for damage or for complete or partial loss of contents immediately but no later than 60 days from the mailing date. Retain the mailing container, including wrapping, packaging, and any contents received, and you must make them available to the Post Office for inspection, retention, and disposition until the claim is resolved. Submit sales slips, receipts, bills, or repair estimates to substantiate your claim.
- Appeals** — Appeals of Postal Service™ decisions on claims must be made within 30 days of the date of the original decision to Domestic Claims Appeals. Submit appeals to the Accounting Service Center (see DMM 608.8.0).
- c. Only customers filing online may appeal a decision online through www.usps.com/insuranceclaims/online.htm.



Mail

Name and Address of Sender

Taylor English Duma LLP
1800 Parkwood Circle
Ste 200
Atlanta, GA 30339

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp
(for addition
Postmark)



0000

U.S. POSTAGE PAID

MARIETTA, GA
30068
DEC 06 24
AMOUNT

\$5.20

S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Landrum Road Property Corp 2963 PIEDMONT RD NE ATLANTA, GA 30305													
2.	Beal Greta A 8375 MAYFERN DR FAIRBURN, GA 30213													
3.	Wideman James F & Lawanda J 8385 MAYFERN DR FAIRBURN, GA 30213													
4.	Jobin 22 LLC 3500 S DUPONT HWY CAMDEN, DE 19934													
5.	Jimenez Alejandro 7000 GOODSON RD # 183 UNION CITY, GA 30291													
6.	Hubbard Elliott F & Johnson Mary 730 MAYFERN WAY FAIRBURN, GA 30213													
7.	Elbert Cynthia A 755 MAYFERN WAY FAIRBURN, GA 30213													
8.	Harris Tiffany 745 MAYFERN WAY FAIRBURN, GA 30213													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

Handling Charge - if Registered and over \$50.00 in value



Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



Intable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

Check type of mail or service
 Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail

F
(
P



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30088
 DEC 06, 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	Mayfern Way Realty LLC 60 CUTTER MILL RD STE 310 GREAT NECK, NY 11021			Handling Charge - if Registered and over \$50,000 in value											
2.	Fannin Kevin R & Sandra G 856 STEELE RD GRIFFIN, GA 30223														
3.	Harris Omani 715 MAYFERN WAY FAIRBURN, GA 30213														
4.	Bratcher David E & Gail A 8400 MAYFERN DR FAIRBURN, GA 30213														
5.	Revocable Living Trust Of Michael Akhavan & Farideh Akhavan The 4441 MARSH RD MARIETTA, GA 30066														
6.	Shelton Robert A 8380 MAYFERN DR FAIRBURN, GA 30213														
7.	Fairburn Shops LLC 131 GULF BRIDGE LN NW SUNNYSIDE, FL 32461														
8.	Taravella Santo 120 RIDGEWOOD LN HAWLEY, PA 18428														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													



Handwritten signature
 Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling



ble Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

Check type of mail or service
 Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail

Affix
(for ac
Postn



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 06 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	Cedeno Heriberto & Echeverri Cedeno Liliana 8340 MAYFERN DR FAIRBURN, GA 30213			Handling Charge if Registered and over \$50.00 in value											
2.	Byars Sherlock A & Shirley E 8330 MAYFERN DR FAIRBURN, GA 30213														
3.	Hernandez Maria & Solano Alexa 8320 MAYFERN DR FAIRBURN, GA 30213														
4.	Buonpastore Robert C & Daria A 69 BARBARA LN LEVITTOWN, NY 11756														
5.	Martin Tara R & Martin Quentin 606 MAYFERN TRCE FAIRBURN, GA 30213														
6.	SRAM Pack I C L L C 5001 PLAZA ON THE LK SUITE 200 AUSTIN, TX 78746														
7.	Thomas Talithia 618 MAYFERN CIR FAIRBURN, GA 30213														
8.	Murphy Cameka L 2044 HOLTZ LN ATLANTA, GA 30318														

Handwritten signature

MOUSE BETHEL
 DE 6 2017
 MARIETTA, GA 30068

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

Total Number of Pieces Listed by Sender: 8
 Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of receiving employee)



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 06 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	SC Fee	SCRD Fee	SH Fee
1.	Halterman Christopher J & Halterman Jessica Bledsoe 630 MAYFERN CIR FAIRBURN, GA 30213			
2.	Lopez Maria Guadalupe 636 MAYFERN CIR FAIRBURN, GA 30213			
3.	Davis Melissa L 613 MAYFERN TRCE FAIRBURN, GA 30213			
4.	Page Clement 607 MAYFERN TRCE FAIRBURN, GA 30213 6003			
5.	Duncan Rose Marie F & Manton A 601 MAYFERN TRCE FAIRBURN, GA 30213			
6.	Thomas Shani T & Darren J 8345 MAYFERN DR CASSVILLE, GA 30123			
7.	Holmes Eric 8355 MAYFERN DR FAIRBURN, GA 30213			
8.	Rh Partners Ownerco LLC 401 CONGRESS AVE FLOOR 33 AUSTIN, TX 78701			
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)		

Handling Charge - if Registered and over \$50,000 in value

[Handwritten Signature]

ADULT SIGNATURE REQUIRED

ADULT SIGNATURE RESTRICTED DELIVERY

RESTRICTED DELIVERY

RETURN RECEIPT

SIGNATURE CONFIRMATION

SIGNATURE CONFIRMATION RESTRICTED DELIVERY

SPECIAL HANDLING



ible Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix
(for a
Post



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30066
 DEC 06, 24
 AMOUNT
\$5.20
 92324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	Jordan Wayne O & Debbie D 8310 MAYFERN DR FAIRBURN, GA 30213			Handling Charge - if Registered and over \$50,000 in value											
2.	Morgan Cassandra A 8300 MAYFERN DR FAIRBURN, GA 30213														
3.	Dixon Natasha 8290 MAYFERN DR FAIRBURN, GA 30213														
4.	Stroud Debbie & Franklin Takisha Trevae 8280 MAYFERN DR FAIRBURN, GA 30213														
5.	Dacosta Yvette 8270 MAYFERN DR FAIRBURN, GA 30213														
6.	Angarita Elizabeth & Gonzalez Angarita Maria Andrea 8265 MAYFERN DR FAIRBURN, GA 30213														
7.	Bennings Hardy S III 8285 MAYFERN DR FAIRBURN, GA 30213														
8.	Alaminski Angela C 8295 MAYFERN DR FAIRBURN, GA 30213														

James A. [Signature]

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

MOUNTAIN VIEW
 DEC 06 2024
 MARIETTA, GA 30068

Total Number of Pieces Listed by Sender: *8*
 Total Number of Pieces Received at Post Office: *8*

Postmaster, Per (Name of receiving employee)



table Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

Check type of mail or service
 Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail

Aff
(for
Po:



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 08, 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Service) Fee	Charge	if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Dawkins Toni L 124 REVERE TURN # 2 28 FAIRBURN, GA 30213													
2.	Gagliardotto Joseph 153 11 79TH ST HOWARD BEACH, NY 11414-1723													
3.	Corteguera Jose R & Arvelo Carmen M 128 REVERE TURN													
4.	Taylor Carlita 350 BURCH RD FAYETTEVILLE, GA 30215													
5.	Reed David 131 REVERE TURN FAIRBURN, GA 30213													
6.	Rodriguez Esdras 129 REVERE TURN FAIRBURN, GA 30213													
7.	FKH SFR C1 LP 1850 PARKWAY PL STE 900 MARIETTA, GA 30067													
8.	Walker Angela M 107 REVERE TURN FAIRBURN, GA 30213													
Total Number of Pieces Listed by Sender: <i>8</i> Total Number of Pieces Received at Post Office: <i>8</i>		Postmaster, Per (Name of receiving employee)												

Handling Charge - if Registered and over \$50,000 in value

[Handwritten Signature]

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling





Intable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 08, 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RC Fee	Fee	3C Fee	SCRD Fee	SH Fee	
1.	Toney Erika 5474 OAKLEY INDUSTRIAL BLVD APT 234 FAIRBURN, GA 30213			Handling Charge - if Registered and over \$50,000 in value											
2.	Lambert Emma Sue 202 ARRAN PT FAIRBURN, GA 30213														
3.	Mira Jorge A & Olga 14332 FARMERS BLVD JAMAICA, NY 11434														
4.	Reeves Bernice 206 ARRAN PT FAIRBURN, GA 30213														
5.	Yung Equity Georgia LLC 764 NIAGARA ST WINNIPEG, MB														
6.	Williams Catherine Anniecc & Adrian 210 ARRAN PT FAIRBURN, GA 30213														
7.	Suntrust Mortgage Inc 1001 SEMMES AVE RICHMOND, VA 23224														
8.	Progress Residential Borrower 16 LLC PO BOX 4090 SCOTTSDALE, AZ 85261														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													

[Handwritten signature]

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

MARIETTA, GA 30068
 DEC 08, 2024



ntable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

Check type of mail or service

Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 06, 24
 AMOUNT
\$5.20
 \$2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Service Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASK Fee	ASKD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Jimenez Gerardo 8355 MILAN LOOP FAIRBURN, GA 30213													
2.	Bowman Joyce A 5 HONEYSUCKLE LN FAIRBURN, GA 30213													
3.	Sharp Tony B 15 HONEYSUCKLE LN FAIRBURN, GA 30213													
4.	Johnson Carletta L 185 MUSCADINE COURT N FAIRBURN, GA 30213													
5.	Ford Regina K 175 MUSCADINE COURT N FAIRBURN, GA 30213													
6.	Gunn Tameka 195 MUSCADINE CT N FAIRBURN, GA 30213													
7.	Walder Mark & Vicki 180 MUSCADINE COURT N FAIRBURN, GA 30213													
8.	Brown Willie L & Sylvia D 170 MUSCADINE COURT N FAIRBURN, GA 30213													
Total Number of Pieces Listed by Sender: <i>8</i> Total Number of Pieces Received at Post Office: <i>8</i>		Postmaster, Per (Name of receiving employee)												

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

MARIETTA, GA 30068
 DEC - 6 2024
 MOUNT BETHEL BR



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

Check type of mail or service

Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail
 Priority Mail

A
(f)
P



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 06, 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	COD	SCRD Fee	SH Fee
1.	Woods Joann 25 HONEYSUCKLE LANE FAIRBURN, GA 30213					
2.	Davis Ebony 35 HONEYSUCKLE LANE FAIRBURN, GA 30213					
3.	Wormley Tasha A 411 BAKER BLVD APT 428 TUKWILMA, WA 98188					
4.	Horne Jaworski K 105 MUSCADINE CT S FAIRBURN, GA 30213					
5.	Johnson Connie J. 115 MUSCADINE COURT S FAIRBURN, GA 30213					
6.	Luzolo Nlandu Misidi & Luzolo Daniel 125 MUSCADINE CT S FAIRBURN, GA 30213					
7.	Parker Ashley A 135 MUSCADINE CT S FAIRBURN, GA 30213					
8.	Ferguson Joseph P 145 MUSCADINE COURT S FAIRBURN, GA 30213					
Total Number of Pieces Listed by Sender: <u>8</u> Total Number of Pieces Received at Post Office: <u>8</u>		Postmaster, Per (Name of receiving employee)				

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling





Look For Accountable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix St:
(for addit
Postma:




0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30066
 DEC 08, 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	Fee	Fee	SH Fee
1.	Johnson Andrea 155 MUSCADINE CT S FAIRBURN, GA 30213			Handling Charge - if Registered and over \$50,000 in value						
2.	John & Tyann Louise Campbell Living Trust The 150 MUSCADINE CT S FAIRBURN, GA 30213									
3.	Granville Michelle 140 MUSCADINE COURT S FAIRBURN, GA 30213									
4.	Johnson Stephanie Melnee 130 MUSCADINE CT S FAIRBURN, GA 30213									
5.	Fults Tiffany M 120 MUSCADINE CT S FAIRBURN, GA 30213									
6.	Smith Josie 110 MUSCADINE COURT S FAIRBURN, GA 30213									
7.	Sisco Earl D & Toni L 100 MUSCADINE COURT S FAIRBURN, GA 30213									
8.	Rivers Family Trust The Et AL 457 AVIEMORE LOOP MC DONOUGH, GA 30253									
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)								

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling


 MARIETTA GA 30066
 DEC 8 2024
 BETHLEHEM



Name and Address of Sender

Taylor English Duma LLP
 1800 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp
 (for additional
 Postmark with



0000

U.S. POSTAGE PAID

MARIETTA, GA
 30068
 DEC 06 24
 AMOUNT

\$5.20

S2324A501039-07

ail

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Pvk Enterprises LLC P.O. BOX 32 TYRONE, GA 30290													
2.	Rivers Family Trust The Et AL 457 AVIEMORE LOOP MC DONOUGH, GA 30253													
3.	W & W Realty CO LLP P O BOX 127 FAIRBURN, GA 30213													
4.	Aashirvad GA LLC 3291 CHESAPEAKE TRL SE SMYRNA, GA 30082													
5.	Ofchus Kevin B & Ofchus Sonya D 526 HILL ST SE ATLANTA, GA 30312													
6.	Cortes Christian G 5575 MILAM RD FAIRBURN, GA 30213													
7.	Varela Kendrick 5390 MILAM RD FAIRBURN, GA 30213													
8.	Simpson Russell III 740 MAYFERN WAY FAIRBURN, GA 30213													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)										

Handling Charge - if Registered and over \$50.00 in value

[Handwritten Signature]

MOUNT BELLEVILLE
 DEC 6 2024
 MARIETTA, GA 30068
 Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling



Name and Address of Sender

Taylor English Duma LLP
 1800 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix Stamp
 (for additional
 Postmark with)



0000

U.S. POSTAGE PAID

MARIETTA, GA
 30068
 DEC 06, 24
 AMOUNT

\$5.20

S2324A501039-07

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee Handling Charge Actual Value if Registered Insured Value Due Sender if COD ASR Fee ASRD Fee RD Fee RR Fee SC Fee SCR D Fee SH Fee

1.	Foxwood Community Association Inc P.O. BOX 172 FAIRBURN GA 30213 0853																
2.	Sunfire 3 LLC 5001 PLAZA ON THE LK STE 200 AUSTIN, TX 78746																
3.	Brown Living Trust The 124 SHELLBARK DR MCDONOUGH, GA 30252																
4.	Salter Sylvette Nicole 8360 MAYFERN DR FAIRBURN, GA 30213																
5.	Darden Gloria N & Frank 101 MEADOW CT FAIRBURN, GA 30213																
6.	Donerson Estell 104 REVERE TURN FAIRBURN, GA 30213																
7.	Yusuf Nuraeni 110 REVERE TURN FAIRBURN, GA 30213																
8.	Revere Turn Realty LLC 60 CUTTER MILL RD STE 301 GREAT NECK, NY 11021																

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)



Countable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 08 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Pc	Service)	Charge	if Registered	Value	Sender if	Fee	Fee	Fee	Fee	SC	SCRD	SH
			Fee				COD					Fee	Fee	Fee
1.	Fairhaven Homeowners Assn Inc 9497 THORNTON BLVD JONESBORO, GA 30236													
2.	Mc Cullough William Robert III 205 MUSCADINE CT N FAIRBURN, GA 30213													
3.	Dunbar Lomette & Newsome N Ya 200 MUSCADINE CT N FAIRBURN, GA 30213													
4.	Smith Shancia K 190 MUSCADINE CT NE FAIRBURN, GA 30213													
5.	Bedford School The 5665 MILAM RD FAIRBURN, GA 30213													
6.	PVK ENTERPRISES LLC P.O. BOX 32 TYRONE, GA 30290													
7.	Fidelity Bank 3490 PIEDMONT RD NE STE 1550 ATLANTA, GA 30305													
8.	PVI Holdings LLC 981 S BOLMAR ST STE E WEST CHESTER, PA 19382													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)										

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling





Form Mailing Book For Accountable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

Check type of mail or service

Adult Signature Required Priority Mail Express
 Adult Signature Restricted Delivery Registered Mail
 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
 Collect on Delivery (COD) Signature Confirmation Restricted Delivery
 Insured Mail Signature Confirmation Restricted Delivery
 Priority Mail

Affix Stamp
 (for additional Postmark w/



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 06 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Charge	if Registered	Value	Sender if COD	Fee	Fee	Fee	Fee	Fee	Fee	Fee	SH Fee
1.	Knowles Trucking CO Inc P.O. BOX 309 TYRONE, GA 30290														
2.	PVI Holdings LLC 981 S BOLMAR ST STE E WEST CHESTER, PA 19382														
3.	SB Two Campbell LLC 805 GLYNN ST S STE 127 FAYETTEVILLE, GA 30214 2010														
4.	SB Two Campbell LLC 805 GLYNN ST S STE 127 FAYETTEVILLE, GA 30214 2010														
5.	Celebrity Properties 2035 BROADMOOR WAY FAIRBURN, GA 30213														
6.	Georgiaz LLC 5800 OLD PINEVILLE RD STE 201 CHARLOTTE, NC 28217														
7.	Patlee LLC 8460 SENOIA RD FAIRBURN, GA 30213														
8.	Patlee LLC 8460 SENOIA RD FAIRBURN, GA 30213														
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)											

Handling Charge - if Registered and over \$50,000 in value

[Handwritten Signature]



Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling



ntable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

A
(f)
P



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 08 24
 AMOUNT
\$5.20
 \$2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Registered value	Sender if COD	Fee	Fee	Fee	Fee	Fee	Fee	SCRD Fee	SH Fee
1.	Nurse Kerwyn Alexaander Clinton & Nanoo Nurse Sharo 118 REVERE TURN FAIRBURN, GA 30213											
2.	Davis Kevin L 132 REVERE TURN FAIRBURN, GA 30213											
3.	Knight Group Inc The 9497 THORNTON BLVD JONESBORO, GA 30236											
4.	Person Lashunda 45 HONEYSUCKLE LANE FAIRBURN, GA 30213											
5.	Foxwood Community Association Inc P.O. BOX 172 FAIRBURN, GA 30213 0853											
6.	Parrott Timothy H & Parrott Marsha W 339 TRICKUM CREEK RD TYRONE, GA 30290											
7.	Parrott Timothy H & Marsha 339 TRICKUM CREEK RD TYRONE, GA 30290											
8.	Parrott Funeral Home 8355 SENOIA RD FAIRBURN, GA 30213											
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)										

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required
 Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

MOUNT BETHEL BR
 DEC - 6 2024
 MARIETTA GA 30068

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Countable Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery



0000

U.S. POSTAGE PAID

MARIETTA, GA
 30068
 DEC 06 24
 AMOUNT

\$5.20

\$2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Post	Service Fee	Charge	if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	Parrott Timothy H & Marsha 339 TRICKUM CREEK RD TYRONE, GA 30290 9705			Handling Charge - if Registered and over \$50,000 in value											
2.	Parrott Timothy H & Marsha W 339 TRICKUM CREEK RD TYRONE, GA 30290														
3.	Amsdell Storage Ventures 52 LLC 20445 EMERALD PARKWAY DR STE 220 CLEVELAND, OH 44135														
4.	Parrott Timothy H & Marsha 339 TRICKUM CREEK RD TYRONE, GA 30290 9705														
5.	Amsdell Storage Ventures 52 LLC 20445 EMERALD PARKWAY DR STE 220 CLEVELAND, OH 44135														
6.	GPI Fairburn Senoia LLC 10301 MONROE RD MATTHEWS, NC 28105														
7.	Nali LLC 6325 RIVERSIDE DR ATLANTA, GA 30328														
8.	Fairburn Shops LLC 131 GULF BRIDGE LN NW SUNNYSIDE, FL 32461														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

MOUNT BETHUN
 DEC - 6 2024
 MARIETTA GA 30068



Firm Mail

File Mail

Name and Address of Sender

Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix S
(for add.
Postma



U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 08 24
 AMOUNT
\$5.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extl Servic Fee	COD	Fee	Fee	Fee	Fee	SC Fee	SCRD Fee	SH Fee
1.	Fairhaven Homeowners Assn Inc 9497 THORNTON BLVD JONESBORO, GA 30236										
2.	City Of Fairburn Georgia 56 MALONE ST FAIRBURN, GA 30213										
3.	City Of Fairburn Georgia 56 MALONE ST FAIRBURN, GA 30213										
4.	City Of Fairburn Georgia 56 MALONE ST FAIRBURN, GA 30213										
5.	Pack Reed Vanderlisa L 40 HONEY SUCKLE LN FAIRBURN, GA 30213										
6.	SCP Ren Park Owner LLC 3715 NORTHSIDE CIR STE 1-310 ATLANTA, GA 30327 2886										
7.	White Brookwood LLC 450 ROCKWELL CHURCH RD NE WINDER, GA 30680										
8.	K B D Fairburn LLC 136 HOOD ST STE C MCDONOUGH, GA 30253										
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)							

Handling Charge - if Registered and over \$50,000 in value

Handwritten signature

Handwritten signature

Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

MARIETTA GA 30068
 DEC 08 2024



Mail

Name and Address of Sender
Taylor English Duma LLP
 1600 Parkwood Circle
 Ste 200
 Atlanta, GA 30339

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Affix Stamp
 (for addition
 Postmark)



0000

U.S. POSTAGE PAID
 MARIETTA, GA
 30068
 DEC 06, 24
 AMOUNT
\$2.20
 S2324A501039-07

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASK Fee	ASD Fee	RC Fee	RR Fee	SC Fee	SH Fee
1.	Habiba Investments LLC 131 VILLAGE GREEN CR TYRONE, GA 30290			Handling Charge - if Registered and over \$50,000 in value									
2.													
3.													
4.													
5.													
6.													
7.													
8.													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)											

[Handwritten signature]



Adult Signature Required
 Adult Signature Restricted Delivery
 Restricted Delivery
 Return Receipt
 Signature Confirmation
 Signature Confirmation Restricted Delivery
 Special Handling

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

Additional Instructions and Declaration of Value of Registered Mail

Senders of all domestic and international Registered Mail are required to declare the full value of articles presented for registration. Neither the Postal Service nor its postal employees are authorized to waive this requirement or to permit or condone any violation or evasion of it.

Registered Mail Articles:

- a. Avoid listing Registered Mail articles on the same form with any other non-registered articles.
- b. Affix red Label 200, *Registered Mail*, above the address and to the right of the return address. Commercial mailers generating IMpb shipping labels must use Label 200-N or USPS-approved facsimile in lieu of Label 200.
- c. Avoid using tapes that will not absorb postmarking ink to seal Registered Mail articles. See DMM 503.2.3.3.

For domestic articles, postal insurance is included in the fee for articles with a value of at least \$0.01 up to a maximum insured value of \$50,000. Postal insurance is not available for articles with no value (\$0.00). The fees for articles valued over \$50,000 include insurance up to \$50,000, and increasingly higher fees for handling costs. The full value of the article must be declared at the time of mailing, as shown in DMM 503.2.2.1, and the corresponding fee must be paid.

Indemnity for international Registered Mail (except to Canada) is extremely limited, and is set by the Universal Postal Union. See IMM 333.

The maximum indemnity is \$50,000 for domestic Registered Mail.

Domestically the fees for articles valued over \$50,000 include insurance up to \$50,000, and charges for handling costs. These charges do not increase the liability of the Postal Service.

Additional fees will be collected on domestic Registered COD Mail under the same conditions as outlined for regular Registered Mail, except that the additional fee shall be based on the amount by which the declared value of the article exceeds the limit of indemnity payable for the Registered COD Mail fee paid.

See Notice 123, *Price List*, for fee schedules.

The following standards are furnished as guides in declaring the value of representative types of matter commonly sent as Registered Mail:

Kind of Mail Matter	Value to Be Declared
<i>Negotiable Instruments</i> Instruments payable to bearer, including stock certificates endorsed in blank.	Market value. (All values are based on the value at the time of mailing.)
<i>Nonnegotiable Instruments</i> All registered bonds, warehouse receipts, checks, drafts, deeds, wills, abstracts, and similar documents. Certificates of stock are considered nonnegotiable so far as declaration of value is concerned unless they are endorsed in blank.	No value, or replacement cost if postal insurance coverage is desired. (See <i>Note</i> below.)
<i>Money</i>	Full value.
<i>Jewelry, Gems, Precious Metals</i>	Market value or cost.
<i>Merchandise</i>	Market value or cost.
<i>Nonvaluables</i> Matter not having intrinsic value such as letters, files, records, etc.	No value, or replacement cost if postal insurance coverage is desired. (See <i>note</i> below.)

Note: Mailers who do not know replacement costs should contact a person or firm familiar with such documents and determine replacement costs before the articles are mailed.

Mailer's Approval for Privately Printed Facsimile PS Form 3877

For three or more pieces with extra services presented for mailing at one time, the mailer may use PS Form 3877 (firm sheet) or privately printed firm sheets in lieu of the receipt portion of the individual form.

The Postal Service allows mailers to use privately printed or computer-generated firm sheets that contain the same information and that are nearly identical to the USPS-provided PS Form 3877, *Firm Mailing Book For Accountable Mail*. For the locations where you are presenting your mailings, the local postmaster or manager of Business Mail Entry provides approval of the form in writing. On the mailer's approved form, you may omit columns that are not applicable to the extra service requested. For additional information, see DMM 503.1.10.

Mailers must retain their original written approvals by the postmaster or manager of Business Mail Entry, as evidence that their privately prepared facsimile of PS Form 3877 was approved by the Postal Service. The Postal Service does not retain documentation of the facsimile approval. Mailers using privately printed forms must periodically verify them against the USPS-provided versions, make routine updates, and obtain approval of the updated facsimile form.

When using an approved, privately prepared form, a mailer who wants the firm sheets postmarked by the Postal Service must present the books with the articles to be mailed at a Post Office. The sheets of the books become the mailer's only receipt; the Postal Service does not retain a copy.

For Registered Mail and COD, the mailer submits the forms in duplicate and receives one copy as the mailer's receipt after the USPS employee accepting the mailing has verified the entries.

For Certificates of Mailing with domestic or international mailings, the mailer must use either PS Form 3665, *Certificate of Mailing – Firm*, or PS Form 3817, *Certificate of Mailing*. For Certificates of Bulk Mailing, the mailer must use either PS Form 3606-D, *Certificate of Bulk Mailing — Domestic*, or PS Form 3606, *Certificate of Bulk Mailing — International*.

Sign-In - KBD/Milam Road Community Meet

Name	Address	Email Address	Phone Number
Ciamaruel Fears	6063 Autumn Green Dr	CiamaruelFears@yahoo.com	678 603 5653
Felicia Powell	8190 Mayfern Dr. Fairburn	Phpowell1404@gmail.com	770-653-2564
Charles Powell	8190 May Fern Dr Fairburn GA	luxurybycharles @gmail.com	678-457-3718
Melissa Davis	613 Mayfern Trace Fairburn GA 30213	meldavis2@aol.com	404 414 0230
Jay Horne	105 Muscadine Ct S Fairburn 30213	Jkantrel@yahoo.com	(770) 880-0496
Kevin Jeffus	526 Hill St ATLANTA GA	kjeffus@yahoo.com	678-977-4745

Topic	ID	Host	Duration (minutes)	Start time	End time	Participants
KBD/Fairburn - Community Meeting - ZOOM	83906554608	Steven L. Jones (sjones@taylorenghish.com)	89	12/16/2024 19:00	12/16/2024 20:28	28

Name (original name)	Email	Join time	Leave time	Duration (minutes)	Guest	In waiting room
Steven L. Jones	sjones@taylorenghish.com	12/16/2024 19:00	12/16/2024 20:28	89	No	No
A Williams		12/16/2024 19:00	12/16/2024 19:00	1	Yes	Yes
Toni Dawkins		12/16/2024 19:00	12/16/2024 19:00	1	Yes	Yes
Connie H		12/16/2024 19:00	12/16/2024 19:00	1	Yes	Yes
John Cook		12/16/2024 19:00	12/16/2024 19:00	1	Yes	Yes
Latasha Anthony		12/16/2024 19:00	12/16/2024 19:00	1	Yes	Yes
John Cook		12/16/2024 19:00	12/16/2024 20:25	85	Yes	No
Toni Dawkins		12/16/2024 19:00	12/16/2024 20:06	67	Yes	No
Latasha Anthony		12/16/2024 19:00	12/16/2024 20:28	89	Yes	No
A Williams		12/16/2024 19:00	12/16/2024 20:28	89	Yes	No
Courtney Debnam		12/16/2024 19:00	12/16/2024 19:01	1	Yes	Yes
Connie H		12/16/2024 19:00	12/16/2024 19:35	35	Yes	No
Courtney Debnam		12/16/2024 19:01	12/16/2024 20:07	67	Yes	No
Lakissa		12/16/2024 19:01	12/16/2024 19:01	1	Yes	Yes
Remus Jackson		12/16/2024 19:01	12/16/2024 19:02	1	Yes	Yes
Lakissa		12/16/2024 19:01	12/16/2024 20:28	87	Yes	No
Remus Jackson		12/16/2024 19:02	12/16/2024 20:28	87	Yes	No
WYATT		12/16/2024 19:03	12/16/2024 19:03	1	Yes	Yes
WYATT		12/16/2024 19:03	12/16/2024 19:48	45	Yes	No
14783963315		12/16/2024 19:03	12/16/2024 20:02	59	Yes	No
Denise W Turner		12/16/2024 19:04	12/16/2024 19:04	1	Yes	Yes
Denise W Turner		12/16/2024 19:04	12/16/2024 20:28	85	Yes	No
mclendon		12/16/2024 19:04	12/16/2024 19:06	3	Yes	Yes

Erika	12/16/2024 19:04	12/16/2024 19:06	2	Yes	Yes
DTSG Ministries	12/16/2024 19:04	12/16/2024 19:06	2	Yes	Yes
Commissioner Echols	12/16/2024 19:04	12/16/2024 19:06	2	Yes	Yes
DTSG Ministries	12/16/2024 19:06	12/16/2024 20:00	55	Yes	No
mclendon	12/16/2024 19:06	12/16/2024 20:28	83	Yes	No
Commissioner Echols	12/16/2024 19:06	12/16/2024 20:28	83	Yes	No
Erika	12/16/2024 19:06	12/16/2024 20:28	83	Yes	No
14048054081	12/16/2024 19:06	12/16/2024 20:15	69	Yes	No
Denise Brookins_City of Fairburn	12/16/2024 19:09	12/16/2024 19:09	1	Yes	Yes
Denise Brookins_City of Fairburn	12/16/2024 19:09	12/16/2024 20:26	77	Yes	No
N. Chaney	12/16/2024 19:13	12/16/2024 19:13	1	Yes	Yes
N. Chaney	12/16/2024 19:13	12/16/2024 20:02	49	Yes	No
Bri Hayes	12/16/2024 19:20	12/16/2024 19:20	1	Yes	Yes
Bri Hayes	12/16/2024 19:20	12/16/2024 19:22	2	Yes	No
Milam Park HOA	12/16/2024 19:27	12/16/2024 19:27	1	Yes	Yes
Milam Park HOA	12/16/2024 19:27	12/16/2024 19:30	3	Yes	No
Jessica Phillips	12/16/2024 19:30	12/16/2024 19:30	1	Yes	Yes
Jessica Phillips	12/16/2024 19:30	12/16/2024 20:28	58	Yes	No
Jessica H	12/16/2024 19:37	12/16/2024 19:38	1	Yes	Yes
Jessica H	12/16/2024 19:38	12/16/2024 20:02	25	Yes	No
John Davis	12/16/2024 19:39	12/16/2024 19:43	4	Yes	Yes
John Davis	12/16/2024 19:43	12/16/2024 19:51	9	Yes	No
16785279812	12/16/2024 19:45	12/16/2024 19:47	3	Yes	Yes
Wyatt	12/16/2024 19:48	12/16/2024 19:49	2	Yes	Yes
Abigail Ampiauw	12/16/2024 19:49	12/16/2024 19:50	1	Yes	Yes
wyatt	12/16/2024 19:49	12/16/2024 19:51	3	Yes	Yes
wyatt	12/16/2024 19:51	12/16/2024 20:28	37	Yes	No
John Davis	12/16/2024 19:52	12/16/2024 19:52	1	Yes	Yes
John Davis	12/16/2024 19:52	12/16/2024 20:28	37	Yes	No
N. Chaney	12/16/2024 20:03	12/16/2024 20:05	3	Yes	Yes
N. Chaney	12/16/2024 20:05	12/16/2024 20:25	20	Yes	No

Denise Brookins_City of
Fairburn

12/16/2024 20:26

12/16/2024 20:28

3

Yes

No



**CITY OF FAIRBURN
PLANNING & ZONING COMMISSION**

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: February 4, 2025

Agenda Item: Big Dan’s Car Wash Sign – 7925 Senoia Road [Parcel ID: 09F070300270350] – Request to Minimum Distance Requirement of Signage to Right-of-Way from 15’ to 0’ and to reduce the Minimum Distance Requirement of Signage to any other Signage, Structure, or Building from 40’ to 25’.

Agent/Applicant/Petitioner Information

Applicant: Big Dan’s Car Wash LLC

Property Owner: Jarrett Shadday

Background

The site is located at 7925 Senoia Road on the southwest corner of the intersection of Senoia Road (Highway 74) and Peachtree Landing Circle. The site is currently zoned C-2 (General Commercial). The site is approximately 1.43 acres.





Discussion

The applicant is proposing to erect a new sign at another location on their property. This is due to visibility issues with the current location. It is worth mentioning that the road widening project by the Georgia Department of Transportation (GDOT) is the initial reason why the sign had to be relocated. Please recall that GDOT had taken some property from the applicant for said project, which had induced the need to relocate the sign as the prior sign was located on the property that GDOT had acquired.

The Zoning Code requires that freestanding and monument signs “shall not be located within 15 feet of a street right-of-way or within 40 feet of any other sign, structure, or building except temporary signs.”

The applicant is proposing to reduce the Distance Requirement of Signage to Right-of-Way from 15 feet to 0 feet and to reduce the Distance Requirement of Signage to any other Signage, Structure, or Building from 40 feet to 25 feet.

Authority

As authorized in Section 80-254, the Planning and Zoning Commission may authorize variances from any zoning ordinance provision that is not being handled as a minor, administrative minor, or concurrent variance only upon making the following findings:

Variance Considerations

Section 80-251 – Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

1. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter.
This condition has been satisfied. The purpose and intent of the Sign Regulations are to encourage the effective use of signs as a means of communication in the city. Therefore, if relief is granted, the proposed relocation would be in harmony with the general purpose and intent of the Sign Regulations.
2. The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its lot size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.
This condition has been satisfied. This property does have extraordinary and exceptional conditions, because of its size and shape that would create an unnecessary hardship for the owner while causing no detriment to the public.
3. Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.
Not applicable.



Staff Recommendations

Staff recommends **APPROVAL** with the following condition:

1. Any significant modifications as determined by Staff to the proposed signage plan in regard to the 15-foot Distance Requirement of Signage to Right-of-Way reduction and/or the 40-foot Distance Requirement of Signage to any other Signage, Structure, or Building reduction would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Letter of Intent
- Current Survey
- Proposed Signage Plan
- Deed with Legal Description

SITE PICTURES



Southwest Viewpoint



Northwest viewpoint



Northeast viewpoint



VARIANCE APPLICATION PACKET



PROCEDURES AND INFORMATION FOR FILING A VARIANCE

Applications are available at the Office of Planning and Zoning, 26 West Campbellton Street, Fairburn, GA 30213 or online at www.fairburn.com. **Read the following instructions prior to filing and refer to the included filing schedule.**

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO FILING. To schedule a meeting, please contact the Planning and Zoning Office at 770-964-2244.

TYPES OF VARIANCES:

Listed below are the types of variances. Please identify the type of variance requested and check the appropriate box in Section I or Section II of the VARIANCE APPLICATION.

VARIANCES THAT DO NOT REQUIRE A PUBLIC HEARING:

The following variances are handled administratively by the City's Office of Planning and Zoning.

1. **MINOR VARIANCES:** Administrative relief can only be sought from the minimum yard requirements of the zoning district not to exceed 10% of the setback. (Example: 35-foot front yard = 3.5-foot variance). Letters from adjoining property owners are required at the time of filing.
2. **ADMINISTRATIVE MINOR VARIANCE:** Administrative relief from the minimum yard setback requirements for one foot or less.

VARIANCES THAT REQUIRE A PUBLIC HEARING:

The following variances require a public hearing and action by the Planning and Zoning Commission:

1. **PRIMARY VARIANCE:** Applicant seeks relief from the provisions of the Zoning Ordinance. All such appeals shall be heard by the Planning and Zoning Commission and shall be accompanied with a statement of hardship (See the Variance Considerations below).
2. **SECONDARY VARIANCE:** Applicant seeks to appeal a decision of the Zoning Administrator or seeks to appeal a decision on an Minor Variance or Administrative Minor Variance.

The following variances require a public hearing and action by the City Council:

3. **CONCURRENT VARIANCE:** Applicant seeks a variance in conjunction with a rezoning, use permit or zoning modification request on the same property, based, on the conceptual plan submitted with the petition for the same agenda.

FILING REQUIREMENTS FOR ALL VARIANCES:

1. **APPLICATION CHECKLIST:** See enclosed Variance Application Checklist. **Contact Staff at 770-964-2244 to schedule an appointment for a variance pre-application review meeting.**
2. **APPLICATION FORM:** Variance Applications must have an **original NOTARIZED SIGNATURE** of the property owner(s) of record or a notarized statement by the appellant acting as power of attorney for the property owner. Where there are multiple owners, a notarized signature of each and all owners must be submitted with the application.
1. **SURVEY:** An accurate, to scale, up-to-date certified survey of the property shown with metes and bounds must be submitted with the Variance Application. The survey should include existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property. must establish a point of beginning and from said point of beginning, give each dimension bounding the property, calling the directions (such as north, northeasterly, etc.) and returning to the point of beginning. The property's address must also be identified.
2. **LEGAL DESCRIPTION:** A legal description of the subject property must be submitted with the Variance Application. Legal Descriptions must establish a point of beginning and from said point of beginning, give each dimension bounding the property, calling the directions (such as north, northeasterly, etc.) and returning to the point of beginning. The property's address must also be identified.
3. **WARRANTY DEED:** A copy of the warranty deed must be submitted with the Variance Application.
4. **LEASE AGREEMENT:** When applicable, a copy of the lease agreement between the property owner and the applicant must be included with the Variance Application. The lease must identify the party responsible for the reclamation of the property.
5. **LETTER OF INTENT:** The letter of appeal shall state in detail the proposed project, the variance request, and a hardship statement stating that the granting of a variance will alleviate some demonstrated and unusual hardship for which a variance is warranted.
6. **CONCEPTUAL SITE PLAN:** The conceptual site plan must be drawn in accordance with the *Code of Ordinances, Chapter 62, Article V. The Building Process*. Site plan must include the following items:

1.	An accurate, up-to-date and certified survey of the property on which the project is to be built.
2.	A vicinity map showing the property in relation to the general area of the city in which it is located.
3.	The name of the proposed project.
4.	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.
5.	Graphic scale, north arrow, and date of preparation.
6.	Zoning of the property with required setbacks shown.
7.	Zoning, use, and ownership of all adjoining property
8.	Total area of the site, and the area of the site proposed to be devoted to impervious surfaces.
9.	Approximate topography of the site.
10.	Significant natural features on and adjacent to the site, including the 100-year floodplain, if appropriate.
11.	Existing manmade features on the site.

12.	Proposed site layout including buildings, drives, parking, walkways, landscaped-areas, tree save areas, buffers, easements, utilities and any other features necessary to properly present the concept.
13.	Proposed off-site improvements which may be necessary to properly develop the site.
14.	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
15.	If the site plan is for an addition to or a change in an existing site plan, the drawings must clearly show the changes that are being proposed.

7. **VARIANCE APPLICATION FEE:**

\$350.00, payable by cash, check, money order or credit card (*except American Express*), plus **\$31.00** Notice of Public Hearing Sign

ALL CHECKS PAYABLE TO THE "CITY OF FAIRBURN." VARIANCE APPLICATION FEES ARE NON-REFUNDABLE

ALL REQUESTS FOR VARIANCES SHALL HAVE A STATEMENT OF HARDSHIP. THE FOLLOWING CONSIDERATIONS SHALL BE USED IN JUSTIFYING THE HARDSHIP.

VARIANCE CONSIDERATIONS: Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

- Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this Chapter or;
- The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or
- Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

Should a variance request impact approved zoning conditions, a separate Zoning Modification Application may be necessary.

VARIANCE LIMITATIONS: Please note that *no* variances shall be allowed for the following:

- Permitted uses or accessory uses for the zoning district
- Minimum lot area, minimum lot frontage on a street or minimum district size required in each zoning district
- Relief from the standards of Article VI (*The Appeals Process*) or Article VIII (*The Rezoning Process*)

PROCEDURES FOR FILING ALL VARIANCE APPLICATIONS:

1. **PRE-APPLICATION MEETING:** The property owner or applicant should schedule a pre-application meeting with the Zoning Administrator or his/her designee to discuss the request and necessary documents, fees and schedules pertinent to the request.
2. **APPLICATION SUBMITTAL:** The property owner or applicant shall submit a complete application to the Planning and Zoning Office.

3. **INITIAL STAFF REVIEW:** Completed applications will be distributed to appropriate city staff for review and comment. All staff comments will be submitted to the Planning and Zoning Office within 10 business days.
4. **RESUBMITTAL:** Upon receipt of staff comments, all comments will be consolidated into a single report for distribution to the applicant. The applicant should revise plans according to the comments received and resubmit plans to the Planning and Zoning Office.
5. **PUBLIC NOTICE:** The Planning and Zoning Office staff will prepare newspaper ads and property signs to assure proper notice of public hearings. Property signs must be placed on the site between 15 to 45 days before the date of the public hearing.
6. **STAFF EVALUATION:** A staff analysis report with a recommendation to the Planning and Zoning Commission will be prepared.
7. **PLANNING & ZONING COMMISSION:** The Planning and Zoning Commission shall hold a public hearing on the application and make a decision on the request. Conditions may be included as part of the decision. The Planning & Zoning Commission meets on the first Tuesday of each month (as needed) at Fairburn City Hall, 56 Malone Street, Fairburn, GA 30213.
8. **APPEALS.** Appeals of primary variance decisions shall be filed with the Fulton County Superior Court within 30 days of the Planning and Zoning Commission decision. Appeals to decisions of the Zoning Administrator (also called secondary variances/interpretations) shall be filed within 30 days of the decision to the Planning and Zoning Commission.



VARIANCE PUBLIC HEARING INFORMATION

Public hearings are required for Primary Variances and Secondary Variances. Public notification is required for Minor Variances.

Public Hearings for Primary Variances and Secondary Variances must be advertised in the manner listed below. Public Hearings for Concurrent Variances must be advertised with their associated rezoning, use permit or zoning modification requests.

POSTING OF PUBLIC HEARING SIGNS:

- **PLANNING AND ZONING COMMISSION PUBLIC HEARING NOTICE SIGN:** Signs posted along the frontages of Properties subject to variances that notify area residents of the Planning and Zoning Commission public hearing. **Applicants are required to post the public hearing sign in a conspicuous place along the property's public street frontage, no later than 20 days before the Planning and Zoning Commission hearing.** *Failure to post the signs by this deadline will result in the administrative removal of the public hearing from the agenda.* The sign must remain posted on-site until final action by the Planning and Zoning Commission. If the sign is mutilated and/or removed, the applicant is responsible for obtaining and re-posting a new sign.

OTHER PUBLIC NOTIFICATION FOR VARIANCES:

- Notice is mailed (via U.S. Mail) by City of Fairburn to all property owners within a 500-foot radius of the subject property. Said notice is postmarked no later than 15 days prior to the public hearing to property owners of record as shown on the real estate tax records of Fulton County as retrieved by the County's Geographic Information Systems.
- A published notice in a newspaper of general circulation is done by the City of Fairburn no later than 15 days prior to the public hearing. The published notice contains the time, place, purpose of the hearing and the location of the property.
- Minor variances require the applicant to notify the immediately adjacent property owners via email and/or certified mail.

PUBLIC HEARING DATES:

- **APPLICATION DEADLINES:** A schedule with deadlines and public hearing dates for all Variances can be found on the final page of this application packet.
- **PLANNING AND ZONING COMMISSION MEETING:** Primary and Secondary Variances are decided by the Planning and Zoning Commission. The Planning and Zoning Commission holds public hearings on the first Tuesday of each month at 7:00 p.m.

IF YOU HAVE ANY QUESTIONS CONCERNING THESE VARIANCE FILING PROCEDURES, PLEASE CONTACT THE PLANNING AND ZONING OFFICE AT 770-964-2244.



VARIANCE APPLICATION CHECKLIST

Please submit one (1) copy of the following documents and information.

ITEM #	REQUIRED ITEM	CHECK <input type="checkbox"/> (Office Use Only)
1.	Application Checklist	
2.	Application Form	
3.	Survey	
4.	Legal Description	
5.	Warranty Deed	
6.	Lease Agreement	
7.	Letter of Intent	
8.	Conceptual Site Plan	

Fees: \$350 per variance application and \$31 public hearing sign

For any documents that are larger than 11" x 17," a copy reduced to 11" x 17" shall also be required.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATIONS ARE ACCEPTED MONDAY – FRIDAY FROM 9:00 A.M. TO 3:00 P.M.



APPLICATION FOR VARIANCES

Date Received: _____

VARIANCE #: _____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name:	Big Dan's Car Wash LLC.				
Address:	7925 Senoia Road Fairburn, Ga 30213				
Phone:	706-295-2285	Cell:		Fax:	
Email Address:	jakem@bigdanscarwash.com				

OWNER INFORMATION (If different from Applicant)

Owner Name:	Jarrett Shadday				
Address:	205 E. First Ave Rome, Ga 30161				
Phone:	706-295-2285	Cell:		Fax:	
Email Address:	ap@bigdanscarwash.com				

PROPERTY INFORMATION

Address:	7925 Senoia Road Fairburn, Ga 30213						
Parcel ID#:	09F070300270350	Land Lot:		District:		Acreage:	1.43
Request:	Relief from the 40' setback from the building and the 15' setback from the Right of Way.						

CHECK ONE OF THE FOLLOWING REQUESTED VARIANCE TYPES IN SECTION II.

SECTION II VARIANCES REQUIRING PUBLIC HEARING BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL

- 1) **PRIMARY VARIANCE:** Seeks relief from any provision in the Zoning Ordinance that is not being handled as a minor variance or administrative minor variance.
- 2) **SECONDARY VARIANCE:** Seeks relief from variance decisions and interpretations made by the zoning administrator or relief from minor variance or administrative minor variance requests.
- 2) **CONCURRENT VARIANCE:** Seeks relief from any provision in the Zoning Ordinance when filed simultaneously with a rezoning, use permit, or zoning modification request on the same property.

**MINOR & ADMINISTRATIVE MINOR VARIANCES
[NO PUBLIC HEARING REQUIRED]**

- 1) **MINOR VARIANCE:** Seeks relief from the minimum yard requirements, not to exceed 10% of required setback (example: 35-foot front yard = 3.5-foot variance)
- 2) **ADMINISTRATIVE MINOR VARIANCE:** Relief requiring 1 foot or less from required building setback

VARIANCE CONSIDERATIONS:

1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or
Outside of the 2 reliefs we are requesting we shall comply with all other codes and regulations.

Other businesses along Senoia Road are having to have very similar work done.

2) The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or
The hardship here is the road widening project by GDOT has caused us to move our sign.

Upon moving it the first time we placed it in an area where it is no longer visible but we moved it there because it was our only quick option.

3) Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

SECTION III LEGAL DESCRIPTION OF PROPERTY (Legal description/survey must match submitted site plan.)

SUBDIVISION _____ UNIT/PHASE: _____ LOT NO(S): _____

LAND LOT(S): _____ DISTRICT: _____ TAX ID: 09F070300270350

PROPERTY ADDRESS 7925 Senoia Road Fairburn, Ga 30213

SECTION IV AUTHORITY TO PURSUE VARIANCE

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. OWNER INFORMATION

Owner states under an oath that he or she is the owner of the property described in the attached legal description. **[EACH OWNER'S SIGNATURE MUST BE NOTARIZED]**

Jarrett Shadday

 TYPE OR PRINT OWNER'S NAME
 205 E. First Ave

 ADDRESS
 Rome, Ga 30161

 CITY, STATE & ZIP CODE

 OWNER'S SIGNATURE
 (706) 295-2285

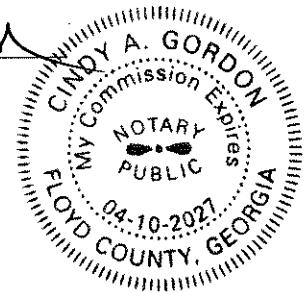
 AREA CODE/ PHONE NUMBER
 ap@bigdanscarwash.com

 EMAIL ADDRESS

Sworn to and subscribed before me this 17 day of

December 20 24

 NOTARY PUBLIC



Part 2. APPLICANT INFORMATION

Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Big Dan's Car Wash LLC.

 TYPE OR PRINT PETITIONER'S NAME
 7925 Senoia Road

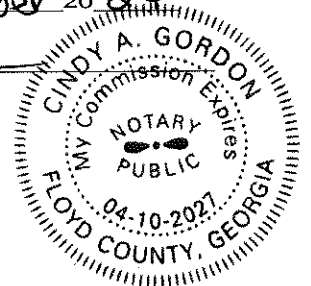
 ADDRESS
 Fairburn, Ga 30213

 CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

17 Day of December 20 24

 NOTARY PUBLIC



PETITIONER'S SIGNATURE

706-266-4798

PHONE NUMBER

jakem@bigdancarwash.com

EMAIL ADDRESS

V. ATTORNEY/AGENT INFORMATION
CHECK ONE: ATTORNEY AGENT

TYPE OR PRINT ATTORNEY/AGENT NAME

ADDRESS

CITY, STATE & ZIP CODE

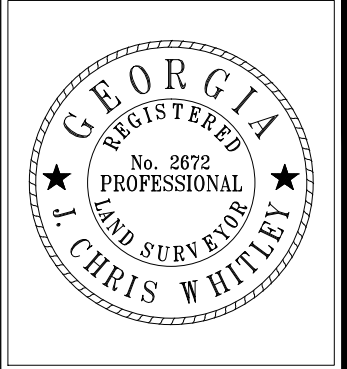
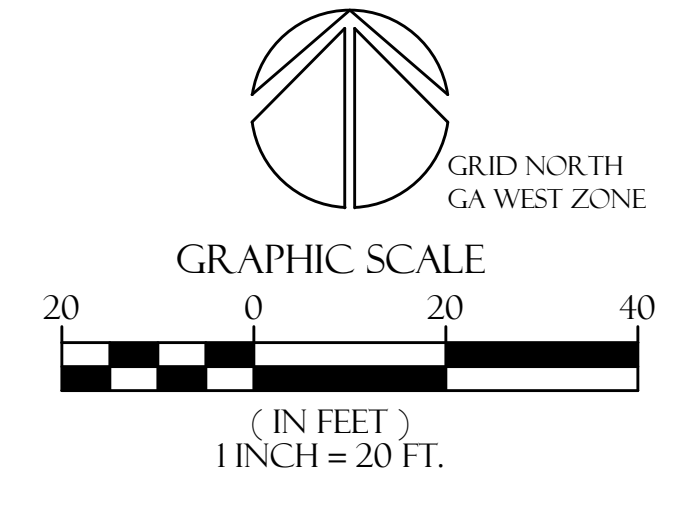
[]

AREA CODE/PHONE NUMBER

EMAIL ADDRESS

SIGNATURE OF ATTORNEY/AGENT

LEGEND	ABBREVIATIONS
	INV INVERT ELEVATION
	CMP CORRUGATED METAL PIPE
	RCP REINFORCED CONCRETE PIPE
	DIP DUCTILE IRON PIPE
	FFE FINISHED FLOOR ELEVATION
	TSB TRAFFIC SIGNAL BOX
	GV GAS VALVE
	UGCM UNDERGROUND CABLE MARKER
	GLM GAS LINE MARKER
	WLM WATER LINE MARKER
	PLB PLAT BOOK
	DB DEED BOOK
	N/F NOW OR FORMERLY
	SSMH SANITARY SEWER MANHOLE
	GTMH GREASE TRAP MANHOLE
	DWCB DOUBLE WING CATCH BASIN
	SWCB SINGLE WING CATCH BASIN
	FES FLARED END SECTION
	PI PEDESTAL INLET
	GI GRATE INLET
	POB POINT OF BEGINNING
	HDPE HIGH DENSITY POLYETHYLENE



MDA
 MCFARLAND-DYER & ASSOCIATES
 SURVEYORS
 SHAWNEE, GEORGIA 30094
 PHONE: (770) 933-6591
 FAX: (770) 933-6591
 WWW.MDAENR.COM

ALL POINTS AND TOTAL STATION DATA USED TO SURVEY THIS PROJECT WERE OBTAINED FROM THE PREPARATION OF THIS PLAT. FIELD DATA WAS OBTAINED ON 02/16/2008.

DESCRIPTION	DATE
ASBUILT SURVEY	02/16/2008

ATLANTA CAR WASH
FAIRBURN, GEORGIA

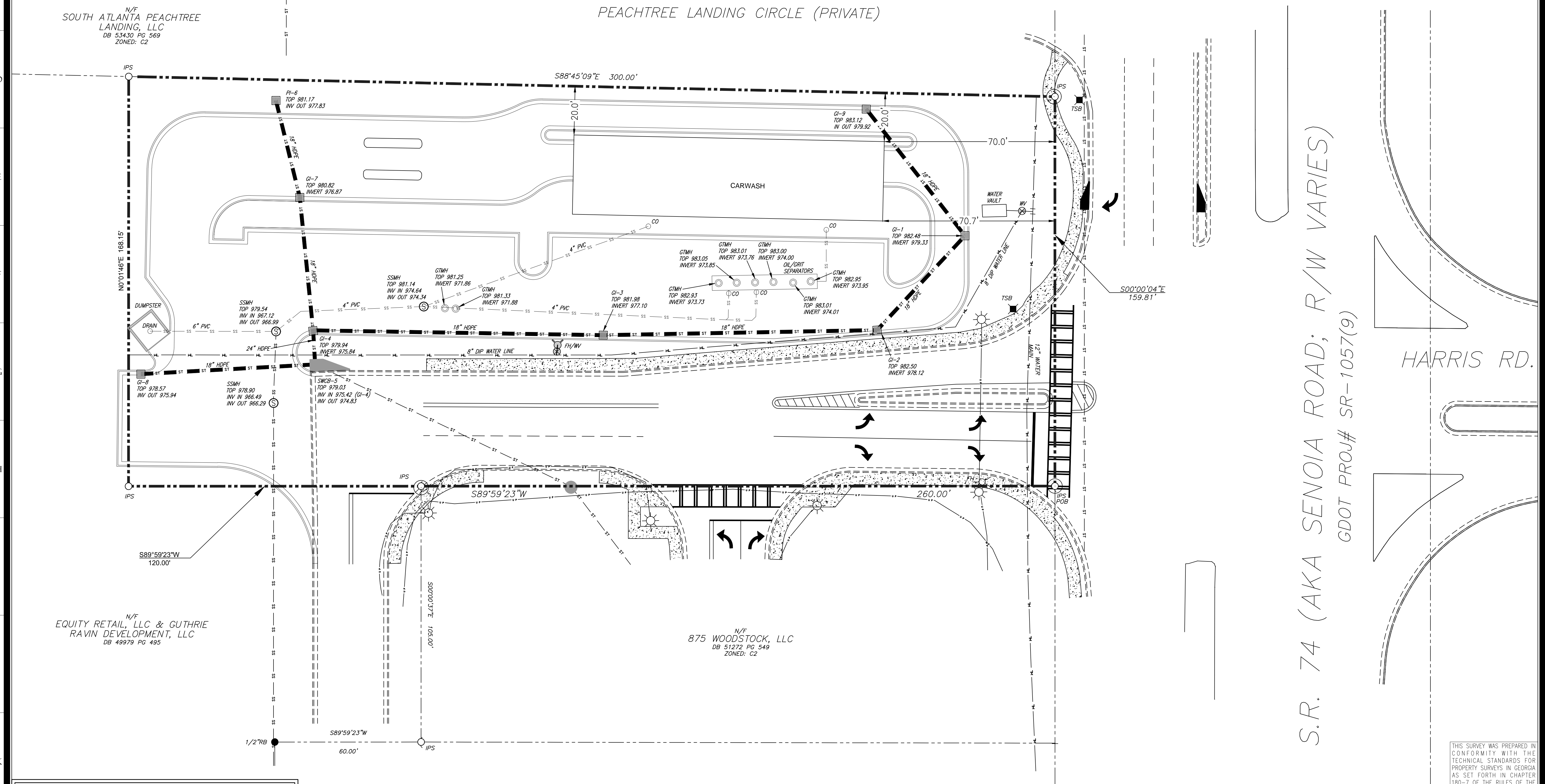
DR. WENDELL M. P. GIBBARD, P.E., J.W. SURVEYED BY J.W. SURVEYED BY J.W.

Copyright 2008 MCFARLAND-DYER & ASSOCIATES, INC.

ASBUILT SURVEY

ILL. 27-9110 DISTRICT CITY OF FAIRBURN TRILTON COUNTY, GEORGIA

SHEET 1 OF 1



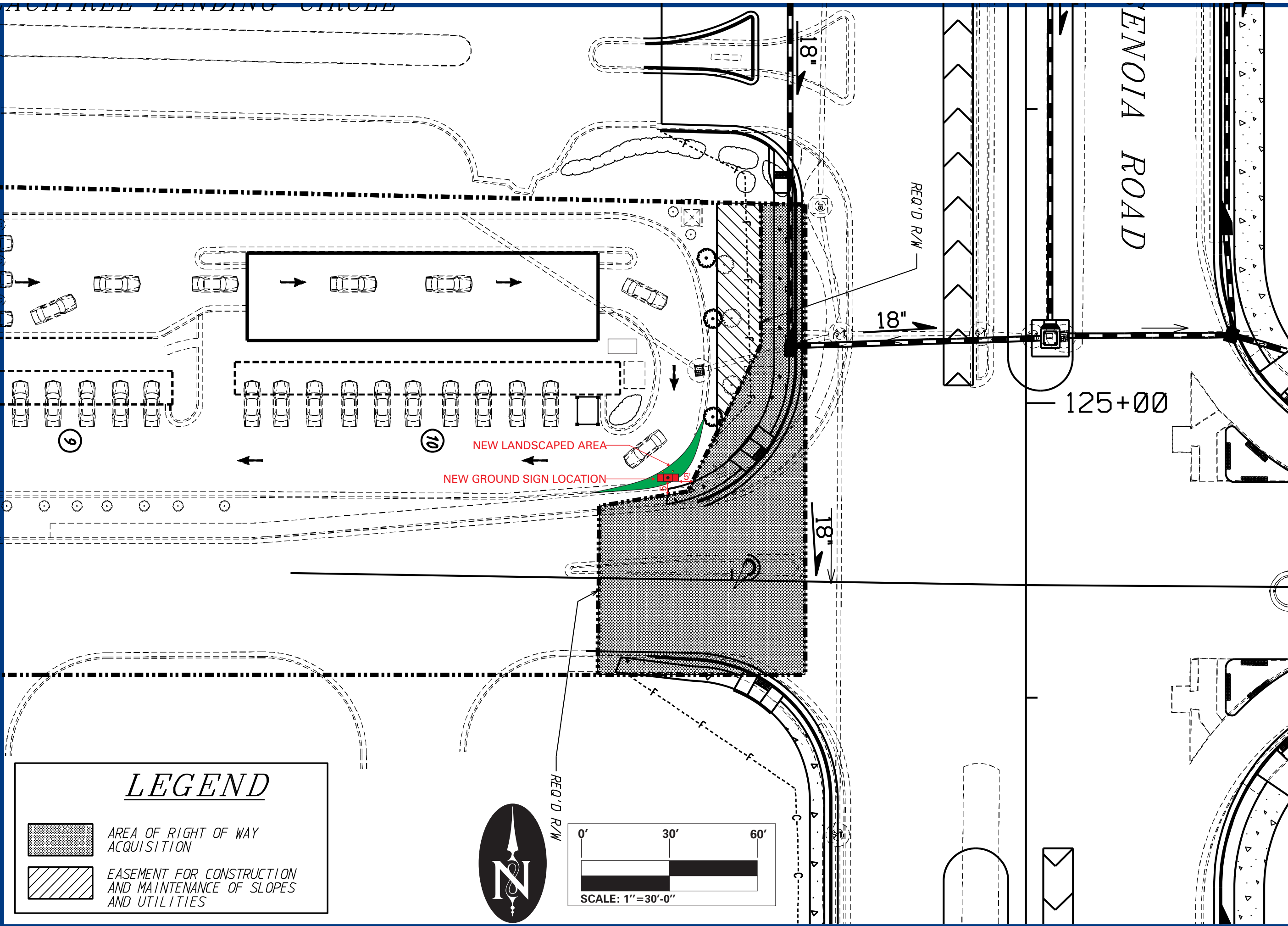
S.R. 74 (AKA SENOIA ROAD; R/W VARIES)
 GDOT PROJ# SR-1057(9)

HARRIS RD.

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of McFarland-Dyer & Associates, Inc. unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated hereon without written authorization from and due compensation to McFarland-Dyer & Associates, Inc.

This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



INTERNATIONAL C & C CORPORATION
 DBA: SIGN X-PRESS
INTERNATIONAL
Sign
 *** FLORIDA ***
 10831 Canal Street
 Seminole, FL 33777
 1-727-541-5573
 Fax: 1-727-544-7745
 LIC. #ES 12000419
 www.IntlSign.com

Client:
 BIG DAN'S CAR WASH
 7925 SENOIA ROAD
 FAIRBURN, GA. 30213

Date:
 NOVEMBER 15, 2024

Drawing Number:
 K2438-FAIRBURN GA

Revisions:

DATE:	DESCRIPTION:
1 00-00	NR
2 00-00	NR
3 00-00	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR

Sales Person:
 WILL GRIFFIN

Scale:
 AS NOTED

Drawn by:
 O. BARNITZ

CLIENT/LANDLORD APPROVAL
 APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT
 Signature: _____
 Title: _____
 Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

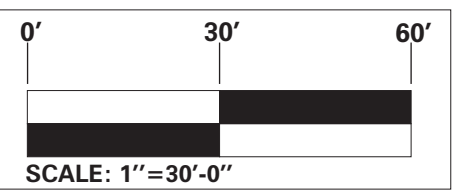
THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2023 (8TH EDITION)
 PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
 LISTED ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2020
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

LEGEND

AREA OF RIGHT OF WAY ACQUISITION

EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND UTILITIES



Return Recorded Document to:
Origin Title and Escrow, Inc
160 Clairmont Ave.
Suite 490
Decatur, GA 30030

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF DEKALB

FILE #: 17-7294

THIS INDENTURE made this 31st day of May, 2017, between **Festad Investments, LLC**, of the County of **fulton** and State of **Georgia**, as party or parties of the first part, hereinunder called Grantor, and **Wash Me Fast Fairburn, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 27 of the 9-F Land District, City of Fairburn, Fulton County, Georgia, and being described as Tract 1 containing 1.43 acres more or less as shown on that plat of subdivision of 7986 Senoia Road, Dated 9-30-16, as amended and recorded in Plat book 387, page 20, in the Office of the Clerk of Superior Court of Fulton County, Georgia, said plat being made a part hereof by reference and being more particularly described as follows:

Commencing at the northwest land lot corner of land lot 27 and continuing in a southerly direction along the westerly land lot line of land lot 27 for a distance of 1463.77 feet to an iron pin; said iron pin along with the following commencement line being shown on that certain survey prepared by John R. Christopher, RLS #1766 for Apartment Properties, LLC dated August 27, 1997: Thence North 89 degrees 01 minutes 13 seconds East for a distance of 1387.69 feet to an iron pin located on the center of an old road bed; Thence continuing along the center of the old road bed North 48 degrees 57 minutes 08 seconds East for a distance of 37.19 feet to a point; Thence North 39 degrees 19 minutes 49 seconds East for a distance of 41.20 feet to a point; Thence North 34 degrees 24 minutes, 59 seconds East for a distance of 32.00 feet to a point; Thence North 34 degrees 41 minutes 59 seconds east for a distance of 33.54 feet to a point; Thence North 31 degrees 22 minutes 15 seconds East for a distance of 38.98 feet to a point; Thence North 25 degrees 33 minutes 28 seconds East for a distance of 23.01 feet to a point; Thence leaving the center of the old road bed North 89 degrees 23 minutes 53 seconds East for a distance of 622.77 feet to a point located on the westerly right of way for State Highway 74; Thence along the westerly right of way for State Highway 74 South 01 degrees 51 minutes 10 seconds East for a distance of 100.02 feet to a point, said point also being the southerly property corner of the 100 foot wide access for adjacent property; Thence continuing along the westerly right of way for State Highway 74 South 01 degrees 51 minutes 10 seconds East for a distance of 159.84 feet to the POINT OF BEGINNING;

From said Point of Beginning; thence South 89 degrees 59 minutes 23 seconds West a distance of 380.00 feet to an iron pin set; thence running North 0 degrees 1 minutes 46 seconds East a distance of 168.15 feet to an iron pin set; thence running South 88 degrees 45 minutes 09 seconds East a distance of 380.00 feet to an iron pin set on the western side of Senoia Road (R/W varies); thence South 00 degrees 00 minutes 4 seconds East a distance of 159.81 feet to an iron pin set and the POINT OF BEGINNING.

This Deed is given subject to all easements and restrictions of record.

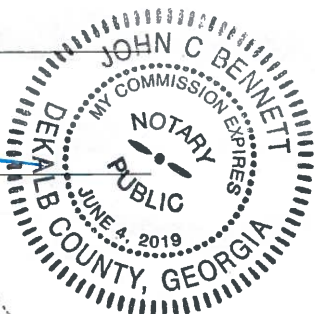
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.
Signed, sealed and delivered in presence of:

Witness

Notary Public



FESTAD INVESTMENTS, LLC

By Kay Olukayode Oso, CEO/Managing Member (SEAL)

Discussion

The applicant is proposing to erect a new sign at another location on their property. This is due to visibility issues with the current location. It is worth mentioning that the road widening project by the Georgia Department of Transportation (GDOT) is the initial reason why the sign had to be relocated. Please recall that GDOT had taken some property from the applicant for said project, which had induced the need to relocate the sign as the prior sign was located on the property that GDOT had acquired.

The location that the applicant is proposing has a grading difference of about 5 feet between the right-of-way and the sign location.

The Zoning Code requires that “the maximum height of a freestanding or monument sign shall be as follows... twenty feet in C-2... zoning districts.”

The applicant is proposing to increase the Maximum Height Requirement of Signage from 20 feet to 25 feet.

Authority

As authorized in Section 80-254, the Planning and Zoning Commission may authorize variances from any zoning ordinance provision that is not being handled as a minor, administrative minor, or concurrent variance only upon making the following findings:

Variance Considerations

Section 80-251 – Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

1. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter.

This condition has been satisfied. The purpose and intent of the Sign Regulations are to encourage the effective use of signs as a means of communication in the city. Therefore, if relief is granted, the proposed relocation would be in harmony with the general purpose and intent of the Sign Regulations.

2. The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its lot size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

This condition has been satisfied. This property does have extraordinary and exceptional conditions, because of its size and shape that would create an unnecessary hardship for the owner while causing no detriment to the public.

3. Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

This condition has been satisfied. Conditions resulting from existing structures bring about a hardship whereby a sign meeting height requirements cannot be read from an adjoining public road.

Staff Recommendations

Staff recommends **APPROVAL** with the following condition:

1. Any significant modifications as determined by Staff to the proposed signage plan in regard to the 20-foot Height Requirement of Signage increase would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Letter of Intent
- Current Survey
- Proposed Signage Plan
- Deed with Legal Description

SITE PICTURES



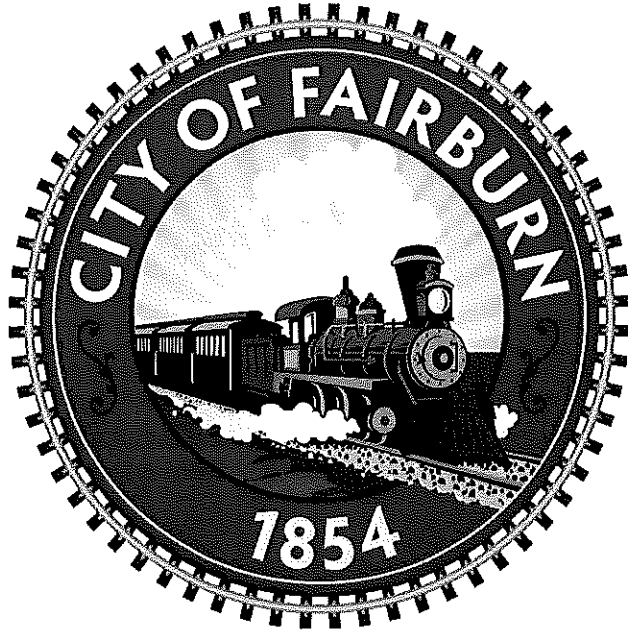
Southwest Viewpoint



Northwest viewpoint



Northeast viewpoint



VARIANCE APPLICATION PACKET



PROCEDURES AND INFORMATION FOR FILING A VARIANCE

Applications are available at the Office of Planning and Zoning, 26 West Campbellton Street, Fairburn, GA 30213 or online at www.fairburn.com. **Read the following instructions prior to filing and refer to the included filing schedule.**

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO FILING. To schedule a meeting, please contact the Planning and Zoning Office at 770-964-2244.

TYPES OF VARIANCES:

Listed below are the types of variances. Please identify the type of variance requested and check the appropriate box in Section I or Section II of the VARIANCE APPLICATION.

VARIANCES THAT DO NOT REQUIRE A PUBLIC HEARING:

The following variances are handled administratively by the City's Office of Planning and Zoning.

1. **MINOR VARIANCES:** Administrative relief can only be sought from the minimum yard requirements of the zoning district not to exceed 10% of the setback. (Example: 35-foot front yard = 3.5-foot variance). Letters from adjoining property owners are required at the time of filing.
2. **ADMINISTRATIVE MINOR VARIANCE:** Administrative relief from the minimum yard setback requirements for one foot or less.

VARIANCES THAT REQUIRE A PUBLIC HEARING:

The following variances require a public hearing and action by the Planning and Zoning Commission:

1. **PRIMARY VARIANCE:** Applicant seeks relief from the provisions of the Zoning Ordinance. All such appeals shall be heard by the Planning and Zoning Commission and shall be accompanied with a statement of hardship (See the Variance Considerations below).
2. **SECONDARY VARIANCE:** Applicant seeks to appeal a decision of the Zoning Administrator or seeks to appeal a decision on an Minor Variance or Administrative Minor Variance.

The following variances require a public hearing and action by the City Council:

3. **CONCURRENT VARIANCE:** Applicant seeks a variance in conjunction with a rezoning, use permit or zoning modification request on the same property, based, on the conceptual plan submitted with the petition for the same agenda.

FILING REQUIREMENTS FOR ALL VARIANCES:

1. **APPLICATION CHECKLIST:** See enclosed Variance Application Checklist. **Contact Staff at 770-964-2244 to schedule an appointment for a variance pre-application review meeting.**
2. **APPLICATION FORM:** Variance Applications must have an **original NOTARIZED SIGNATURE** of the property owner(s) of record or a notarized statement by the appellant acting as power of attorney for the property owner. Where there are multiple owners, a notarized signature of each and all owners must be submitted with the application.
1. **SURVEY:** An accurate, to scale, up-to-date certified survey of the property shown with metes and bounds must be submitted with the Variance Application. The survey should include existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property. must establish a point of beginning and from said point of beginning, give each dimension bounding the property, calling the directions (such as north, northeasterly, etc.) and returning to the point of beginning. The property's address must also be identified.
2. **LEGAL DESCRIPTION:** A legal description of the subject property must be submitted with the Variance Application. Legal Descriptions must establish a point of beginning and from said point of beginning, give each dimension bounding the property, calling the directions (such as north, northeasterly, etc.) and returning to the point of beginning. The property's address must also be identified.
3. **WARRANTY DEED:** A copy of the warranty deed must be submitted with the Variance Application.
4. **LEASE AGREEMENT:** When applicable, a copy of the lease agreement between the property owner and the applicant must be included with the Variance Application. The lease must identify the party responsible for the reclamation of the property.
5. **LETTER OF INTENT:** The letter of appeal shall state in detail the proposed project, the variance request, and a hardship statement stating that the granting of a variance will alleviate some demonstrated and unusual hardship for which a variance is warranted.
6. **CONCEPTUAL SITE PLAN:** The conceptual site plan must be drawn in accordance with the *Code of Ordinances, Chapter 62, Article V. The Building Process*. Site plan must include the following items:

1.	An accurate, up-to-date and certified survey of the property on which the project is to be built.
2.	A vicinity map showing the property in relation to the general area of the city in which it is located.
3.	The name of the proposed project.
4.	Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.
5.	Graphic scale, north arrow, and date of preparation.
6.	Zoning of the property with required setbacks shown.
7.	Zoning, use, and ownership of all adjoining property
8.	Total area of the site, and the area of the site proposed to be devoted to impervious surfaces.
9.	Approximate topography of the site.
10.	Significant natural features on and adjacent to the site, including the 100-year floodplain, if appropriate.
11.	Existing manmade features on the site.

12.	Proposed site layout including buildings, drives, parking, walkways, landscaped-areas, tree save areas, buffers, easements, utilities and any other features necessary to properly present the concept.
13.	Proposed off-site improvements which may be necessary to properly develop the site.
14.	Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
15.	If the site plan is for an addition to or a change in an existing site plan, the drawings must clearly show the changes that are being proposed.

7. **VARIANCE APPLICATION FEE:**

\$350.00, payable by cash, check, money order or credit card (*except American Express*), plus **\$31.00** Notice of Public Hearing Sign

ALL CHECKS PAYABLE TO THE "CITY OF FAIRBURN." VARIANCE APPLICATION FEES ARE NON-REFUNDABLE

ALL REQUESTS FOR VARIANCES SHALL HAVE A STATEMENT OF HARDSHIP. THE FOLLOWING CONSIDERATIONS SHALL BE USED IN JUSTIFYING THE HARDSHIP.

VARIANCE CONSIDERATIONS: Variances may be considered in all districts. Primary variances and concurrent variances shall only be granted upon showing that:

- Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this Chapter or;
- The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or
- Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

Should a variance request impact approved zoning conditions, a separate Zoning Modification Application may be necessary.

VARIANCE LIMITATIONS: Please note that *no* variances shall be allowed for the following:

- Permitted uses or accessory uses for the zoning district
- Minimum lot area, minimum lot frontage on a street or minimum district size required in each zoning district
- Relief from the standards of Article VI (*The Appeals Process*) or Article VIII (*The Rezoning Process*)

PROCEDURES FOR FILING ALL VARIANCE APPLICATIONS:

1. **PRE-APPLICATION MEETING:** The property owner or applicant should schedule a pre-application meeting with the Zoning Administrator or his/her designee to discuss the request and necessary documents, fees and schedules pertinent to the request.
2. **APPLICATION SUBMITTAL:** The property owner or applicant shall submit a complete application to the Planning and Zoning Office.

3. **INITIAL STAFF REVIEW:** Completed applications will be distributed to appropriate city staff for review and comment. All staff comments will be submitted to the Planning and Zoning Office within 10 business days.
4. **RESUBMITTAL:** Upon receipt of staff comments, all comments will be consolidated into a single report for distribution to the applicant. The applicant should revise plans according to the comments received and resubmit plans to the Planning and Zoning Office.
5. **PUBLIC NOTICE:** The Planning and Zoning Office staff will prepare newspaper ads and property signs to assure proper notice of public hearings. Property signs must be placed on the site between 15 to 45 days before the date of the public hearing.
6. **STAFF EVALUATION:** A staff analysis report with a recommendation to the Planning and Zoning Commission will be prepared.
7. **PLANNING & ZONING COMMISSION:** The Planning and Zoning Commission shall hold a public hearing on the application and make a decision on the request. Conditions may be included as part of the decision. The Planning & Zoning Commission meets on the first Tuesday of each month (as needed) at Fairburn City Hall, 56 Malone Street, Fairburn, GA 30213.
8. **APPEALS.** Appeals of primary variance decisions shall be filed with the Fulton County Superior Court within 30 days of the Planning and Zoning Commission decision. Appeals to decisions of the Zoning Administrator (also called secondary variances/interpretations) shall be filed within 30 days of the decision to the Planning and Zoning Commission.



VARIANCE PUBLIC HEARING INFORMATION

Public hearings are required for Primary Variances and Secondary Variances. Public notification is required for Minor Variances.

Public Hearings for Primary Variances and Secondary Variances must be advertised in the manner listed below. Public Hearings for Concurrent Variances must be advertised with their associated rezoning, use permit or zoning modification requests.

POSTING OF PUBLIC HEARING SIGNS:

- **PLANNING AND ZONING COMMISSION PUBLIC HEARING NOTICE SIGN:** Signs posted along the frontages of Properties subject to variances that notify area residents of the Planning and Zoning Commission public hearing. **Applicants are required to post the public hearing sign in a conspicuous place along the property's public street frontage, no later than 20 days before the Planning and Zoning Commission hearing.** *Failure to post the signs by this deadline will result in the administrative removal of the public hearing from the agenda.* The sign must remain posted on-site until final action by the Planning and Zoning Commission. If the sign is mutilated and/or removed, the applicant is responsible for obtaining and re-posting a new sign.

OTHER PUBLIC NOTIFICATION FOR VARIANCES:

- Notice is mailed (via U.S. Mail) by City of Fairburn to all property owners within a 500-foot radius of the subject property. Said notice is postmarked no later than 15 days prior to the public hearing to property owners of record as shown on the real estate tax records of Fulton County as retrieved by the County's Geographic Information Systems.
- A published notice in a newspaper of general circulation is done by the City of Fairburn no later than 15 days prior to the public hearing. The published notice contains the time, place, purpose of the hearing and the location of the property.
- Minor variances require the applicant to notify the immediately adjacent property owners via email and/or certified mail.

PUBLIC HEARING DATES:

- **APPLICATION DEADLINES:** A schedule with deadlines and public hearing dates for all Variances can be found on the final page of this application packet.
- **PLANNING AND ZONING COMMISSION MEETING:** Primary and Secondary Variances are decided by the Planning and Zoning Commission. The Planning and Zoning Commission holds public hearings on the first Tuesday of each month at 7:00 p.m.

IF YOU HAVE ANY QUESTIONS CONCERNING THESE VARIANCE FILING PROCEDURES, PLEASE CONTACT THE PLANNING AND ZONING OFFICE AT 770-964-2244.



VARIANCE APPLICATION CHECKLIST

Please submit one (1) copy of the following documents and information.

ITEM #	REQUIRED ITEM	CHECK <input type="checkbox"/> (Office Use Only)
1.	Application Checklist	
2.	Application Form	
3.	Survey	
4.	Legal Description	
5.	Warranty Deed	
6.	Lease Agreement	
7.	Letter of Intent	
8.	Conceptual Site Plan	

Fees: \$350 per variance application and \$31 public hearing sign

For any documents that are larger than 11" x 17," a copy reduced to 11" x 17" shall also be required.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATIONS ARE ACCEPTED MONDAY – FRIDAY FROM 9:00 A.M. TO 3:00 P.M.



APPLICATION FOR VARIANCES

Date Received: _____

VARIANCE #: _____
(Office Use Only)

SECTION I – GENERAL INFORMATION

APPLICANT INFORMATION

Applicant Name:	Big Dan's Car Wash LLC.		
Address:	7925 Senoia Road Fairburn, Ga 30213		
Phone:	706-295-2285	Cell:	Fax:
Email Address:	jakem@bigdanscarwash.com		

OWNER INFORMATION (If different from Applicant)

Owner Name:	Jarrett Shadday		
Address:	205 E. First Ave Rome, Ga 30161		
Phone:	706-295-2285	Cell:	Fax:
Email Address:	ap@bigdanscarwash.com		

PROPERTY INFORMATION

Address:	7925 Senoia Road Fairburn, Ga 30213			
Parcel ID#:	09F070300270350	Land Lot:	District:	Acreage: 1.43
Request:	Relief from the 20' height requirement.			

CHECK ONE OF THE FOLLOWING REQUESTED VARIANCE TYPES IN SECTION II.

SECTION II VARIANCES REQUIRING PUBLIC HEARING BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL

- 1) **PRIMARY VARIANCE:** Seeks relief from any provision in the Zoning Ordinance that is not being handled as a minor variance or administrative minor variance.
- 2) **SECONDARY VARIANCE:** Seeks relief from variance decisions and interpretations made by the zoning administrator or relief from minor variance or administrative minor variance requests.
- 2) **CONCURRENT VARIANCE:** Seeks relief from any provision in the Zoning Ordinance when filed simultaneously with a rezoning, use permit, or zoning modification request on the same property.

MINOR & ADMINISTRATIVE MINOR VARIANCES
[NO PUBLIC HEARING REQUIRED]

- 1) **MINOR VARIANCE:** Seeks relief from the minimum yard requirements, not to exceed 10% of required setback (example: 35-foot front yard = 3.5-foot variance)
- 2) **ADMINISTRATIVE MINOR VARIANCE:** Relief requiring 1 foot or less from required building setback

VARIANCE CONSIDERATIONS:

1) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of this chapter; or
Outside of this height relief we will be in compliance of all other codes and regulations.

2) The application of the particular provision of this chapter to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or
The hardship here is the road widening project by GDOT has caused us to move our sign.

Upon moving it the first time we placed it in an area where it is no longer visible but we moved it there because it was our only way to save the sign from GDOT demolition.

3) Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

Big Dan's is requesting this variance due to a drop in elevation. If we can use a 25' tall design we should have very close to the same visibility as we did prior to to DOT work.

SECTION III LEGAL DESCRIPTION OF PROPERTY (Legal description/survey must match submitted site plan.)

SUBDIVISION _____ UNIT/PHASE: _____ LOT NO(S): _____
LAND LOT(S): _____ DISTRICT: _____ TAX ID: 09F070300270350
PROPERTY ADDRESS 7925 Senoia Road Fairburn, Ga 30213

SECTION IV AUTHORITY TO PURSUE VARIANCE

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. OWNER INFORMATION

Owner states under an oath that he or she is the owner of the property described in the attached legal description. **[EACH OWNER'S SIGNATURE MUST BE NOTARIZED]**

Jarrett Shadday

 TYPE OR PRINT OWNER'S NAME
 205 E. First Ave

 ADDRESS
 Rome, Ga 30161

 CITY, STATE & ZIP CODE

 OWNER'S SIGNATURE
 (706) 295-2285

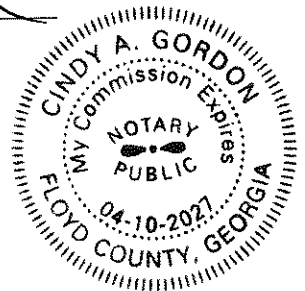
 AREA CODE/ PHONE NUMBER
 ap@bigdanscarwash.com

 EMAIL ADDRESS

Sworn to and subscribed before me this 17 day of

December 20 24

 NOTARY PUBLIC



Part 2. APPLICANT INFORMATION

Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Big Dan's Car Wash LLC.

 TYPE OR PRINT PETITIONER'S NAME
 7925 Senoia Road

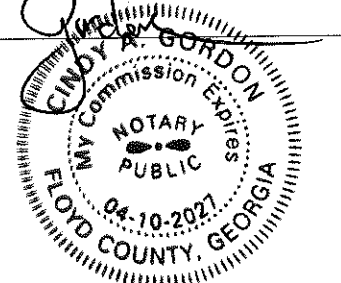
 ADDRESS
 Fairburn, Ga 30213

 CITY & STATE ZIP CODE

Sworn to and subscribed before me this the

17 Day of December 20 24

 NOTARY PUBLIC




PETITIONER'S SIGNATURE

706-266-4798
PHONE NUMBER

jakem@bigdanscarwash.com
EMAIL ADDRESS

V. ATTORNEY/AGENT INFORMATION

CHECK ONE: ATTORNEY AGENT

TYPE OR PRINT ATTORNEY/AGENT NAME

ADDRESS

CITY, STATE & ZIP CODE

[]
AREA CODE/PHONE NUMBER

EMAIL ADDRESS

SIGNATURE OF ATTORNEY/AGENT



Date: 12/17/2024

To Whom It May Concern,

I _____ Jake Maxwell _____ as property owner/owner agent of the future Big Dan's Car Wash located at 7985 Senoia Rd, Fairburn, GA authorize the signage supplier, International Sign and/or their local agent to act as Agent for the Owner in submitting for and obtaining permits for signage and installing approved signage at the above referenced property.

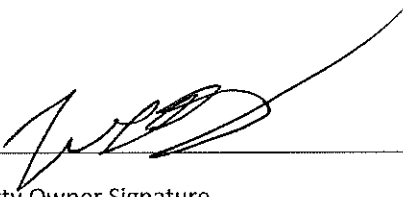
If you have any questions, please contact:

_____ Jake Maxwell _____

_____ 706-266-4798 _____

Name

Phone



Property Owner Signature

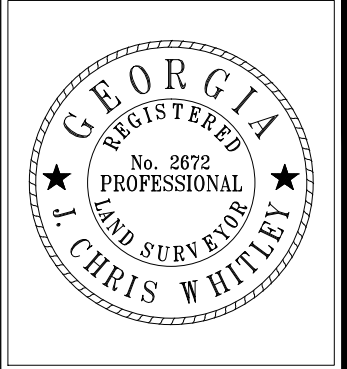
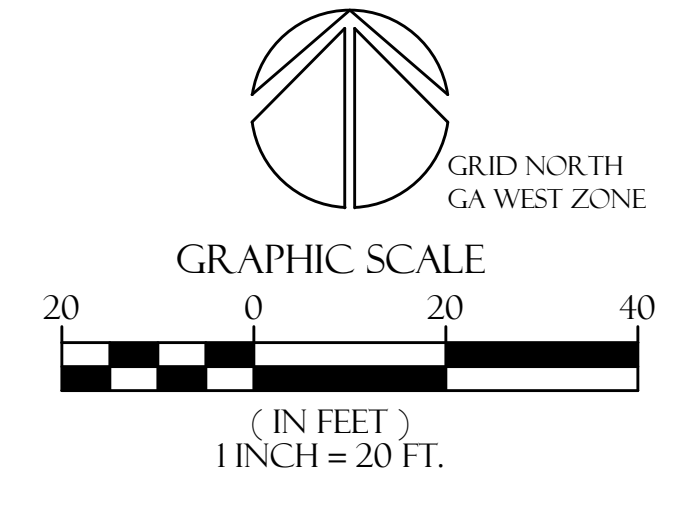
_____ Jarrett Shadday _____

Property Owner Printed Name

_____ 205 E. First Ave Rome, Ga 30161 _____

Property Owner Address

LEGEND	ABBREVIATIONS
	INV INVERT ELEVATION
	CMP CORRUGATED METAL PIPE
	RCP REINFORCED CONCRETE PIPE
	DIP DUCTILE IRON PIPE
	FFE FINISHED FLOOR ELEVATION
	TSB TRAFFIC SIGNAL BOX
	GV GAS VALVE
	UGCM UNDERGROUND CABLE MARKER
	GLM GAS LINE MARKER
	WLM WATER LINE MARKER
	PLB PLAT BOOK
	DB DEED BOOK
	N/F NOW OR FORMERLY
	SSMH SANITARY SEWER MANHOLE
	GTMH GREASE TRAP MANHOLE
	DWCB DOUBLE WING CATCH BASIN
	SWCB SINGLE WING CATCH BASIN
	FES FLARED END SECTION
	PI PEDESTAL INLET
	GI GRATE INLET
	POB POINT OF BEGINNING
	HDPE HIGH DENSITY POLYETHYLENE



MDA
 MCFARLAND-DYER & ASSOCIATES
 SURVEYORS
 SHAWNEE, GEORGIA 30094
 PHONE: (770) 933-6551
 FAX: (770) 933-6551
 WWW.MDAENR.COM

ALL POINTS AND TOTAL STATION DATA USED TO SURVEY THIS PROJECT WERE OBTAINED FROM THE PREPARATION OF THIS PLAT. FIELD DATA WAS OBTAINED ON 02/16/2008.

DESCRIPTION	DATE
ASBUILT SURVEY	02/16/2008

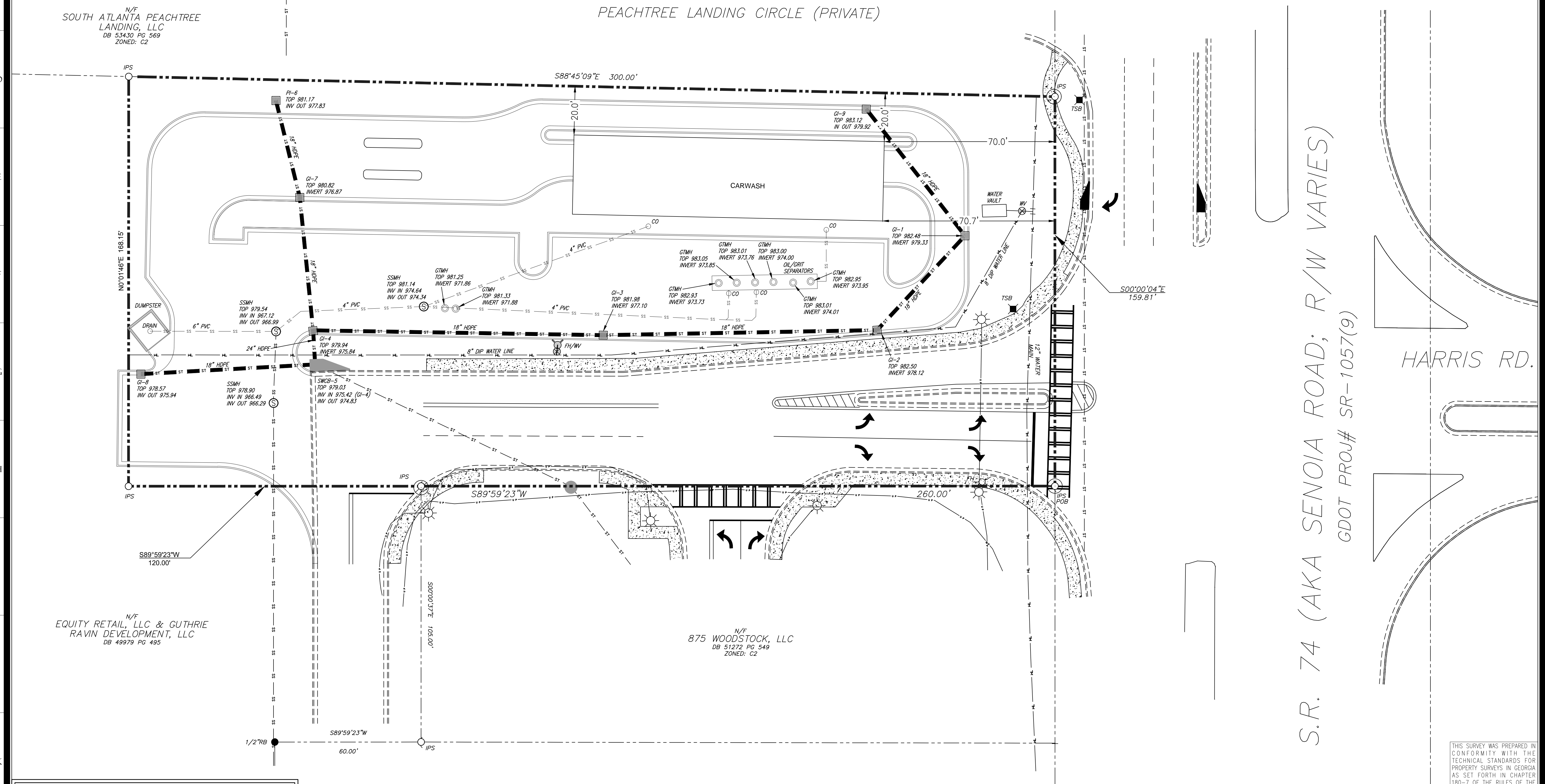
JOB NO: 17-0006
 DRAWN BY: MP
 CHECKED BY: JW
 SURVEYED BY: JW
 COPYRIGHT 2008
 MCFARLAND-DYER & ASSOCIATES, INC.

SURVEY FOR:
 ATLANTA CAR WASH
 FAIRBURN, GEORGIA

LL 27-9TH DISTRICT
 CITY OF FAIRBURN
 TRILTON COUNTY, GEORGIA

ASBUILT SURVEY

SHEET 1 OF 1

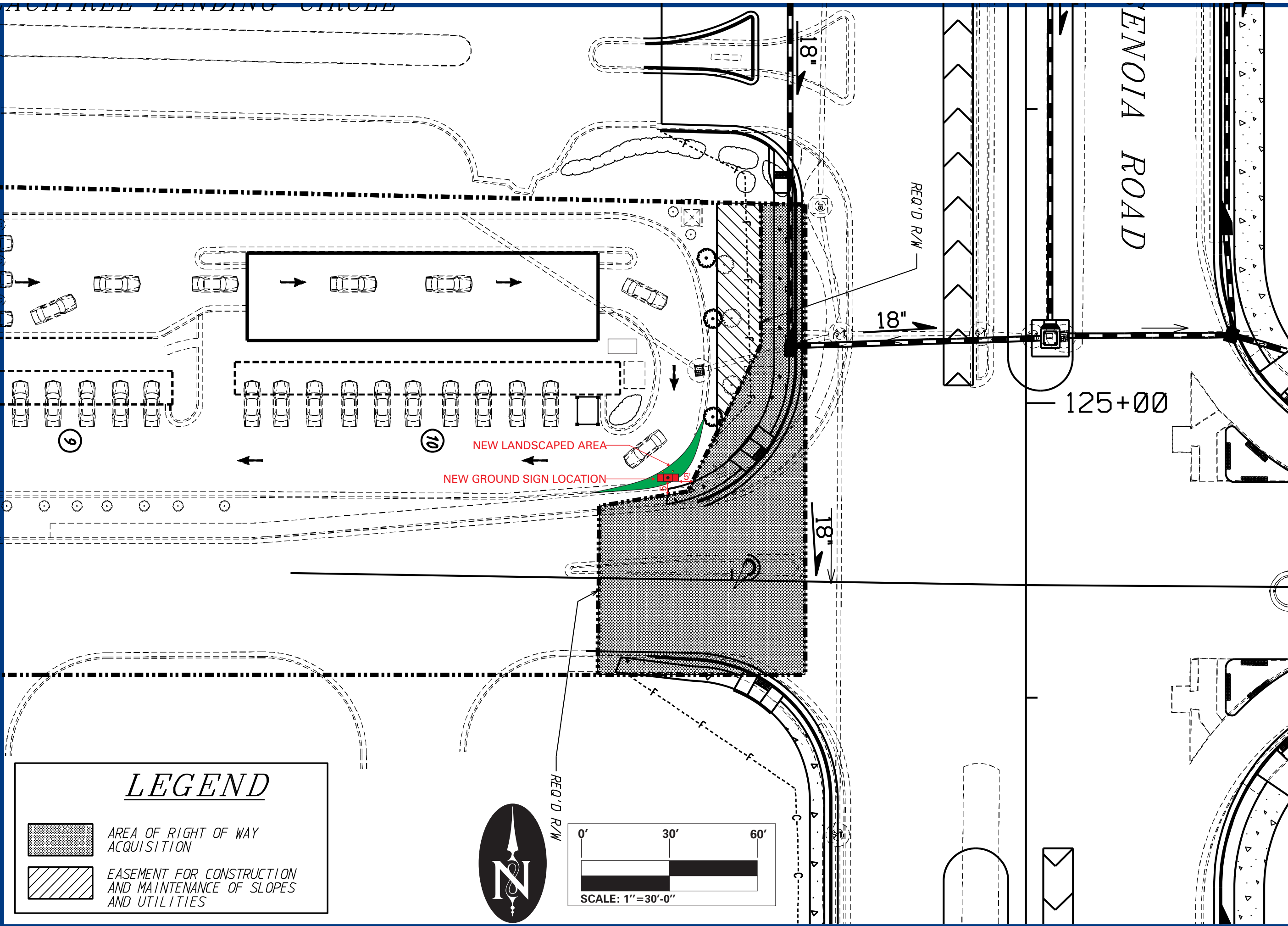


S.R. 74 (AKA SENOIA ROAD; R/W VARIES)
 GDOT PROJ# SR-1057(9)

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of McFarland-Dyer & Associates, Inc. unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated hereon without written authorization from and due compensation to McFarland-Dyer & Associates, Inc.

This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



INTERNATIONAL C & C CORPORATION
 DBA: SIGN X-PRESS
INTERNATIONAL Sign
 *** FLORIDA ***
 10831 Canal Street
 Seminole, FL 33777
 1-727-541-5573
 Fax: 1-727-544-7745
 LIC. #ES 12000419
 www.IntlSign.com

Client:
 BIG DAN'S CAR WASH
 7925 SENOIA ROAD
 FAIRBURN, GA. 30213

Date:
 NOVEMBER 15, 2024

Drawing Number:
 K2438-FAIRBURN GA

Revisions:

DATE:	DESCRIPTION:
1 00-00	NR
2 00-00	NR
3 00-00	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR

Sales Person:
 WILL GRIFFIN

Scale:
 AS NOTED

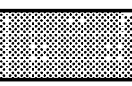
Drawn by:
 O. BARNITZ

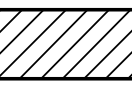
CLIENT/LANDLORD APPROVAL
 APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT
 Signature: _____
 Title: _____
 Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

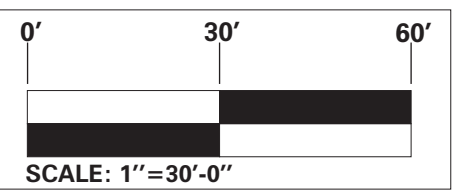
THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2023 (8TH EDITION) PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
 ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 
2020 SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

LEGEND

 AREA OF RIGHT OF WAY ACQUISITION

 EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND UTILITIES



Return Recorded Document to:
Origin Title and Escrow, Inc
160 Clairmont Ave.
Suite 490
Decatur, GA 30030

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF DEKALB

FILE #: 17-7294

THIS INDENTURE made this 31st day of May, 2017, between **Festad Investments, LLC**, of the County of **fulton** and State of **Georgia**, as party or parties of the first part, hereinunder called Grantor, and **Wash Me Fast Fairburn, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 27 of the 9-F Land District, City of Fairburn, Fulton County, Georgia, and being described as Tract 1 containing 1.43 acres more or less as shown on that plat of subdivision of 7986 Senoia Road, Dated 9-30-16, as amended and recorded in Plat book 387, page 20, in the Office of the Clerk of Superior Court of Fulton County, Georgia, said plat being made a part hereof by reference and being more particularly described as follows:

Commencing at the northwest land lot corner of land lot 27 and continuing in a southerly direction along the westerly land lot line of land lot 27 for a distance of 1463.77 feet to an iron pin; said iron pin along with the following commencement line being shown on that certain survey prepared by John R. Christopher, RLS #1766 for Apartment Properties, LLC dated August 27, 1997: Thence North 89 degrees 01 minutes 13 seconds East for a distance of 1387.69 feet to an iron pin located on the center of an old road bed; Thence continuing along the center of the old road bed North 48 degrees 57 minutes 08 seconds East for a distance of 37.19 feet to a point; Thence North 39 degrees 19 minutes 49 seconds East for a distance of 41.20 feet to a point; Thence North 34 degrees 24 minutes, 59 seconds East for a distance of 32.00 feet to a point; Thence North 34 degrees 41 minutes 59 seconds east for a distance of 33.54 feet to a point; Thence North 31 degrees 22 minutes 15 seconds East for a distance of 38.98 feet to a point; Thence North 25 degrees 33 minutes 28 seconds East for a distance of 23.01 feet to a point; Thence leaving the center of the old road bed North 89 degrees 23 minutes 53 seconds East for a distance of 622.77 feet to a point located on the westerly right of way for State Highway 74; Thence along the westerly right of way for State Highway 74 South 01 degrees 51 minutes 10 seconds East for a distance of 100.02 feet to a point, said point also being the southerly property corner of the 100 foot wide access for adjacent property; Thence continuing along the westerly right of way for State Highway 74 South 01 degrees 51 minutes 10 seconds East for a distance of 159.84 feet to the POINT OF BEGINNING;

From said Point of Beginning; thence South 89 degrees 59 minutes 23 seconds West a distance of 380.00 feet to an iron pin set; thence running North 0 degrees 1 minutes 46 seconds East a distance of 168.15 feet to an iron pin set; thence running South 88 degrees 45 minutes 09 seconds East a distance of 380.00 feet to an iron pin set on the western side of Senoia Road (R/W varies); thence South 00 degrees 00 minutes 4 seconds East a distance of 159.81 feet to an iron pin set and the POINT OF BEGINNING.

This Deed is given subject to all easements and restrictions of record.

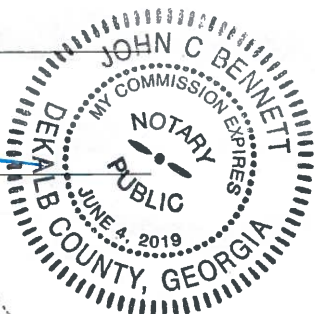
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.
Signed, sealed and delivered in presence of:

Witness

Notary Public



FESTAD INVESTMENTS, LLC

By Kay Olukayode Oso, CEO/Managing Member (SEAL)



**CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION**

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: February 4, 2024

Agenda Item: Oakmont Bohannon 2 – 0 (505) Bohannon Road [Parcel ID: 09F090200490239] – Request to review the conceptual site plan.

Agent/Applicant/Petitioner Information

Applicant: Tom Cobb, Bohannon Road Industrial Owner, LLC

Property Owner: Porex Technologies Corp

Background

The site is located at 0 (505) Bohannon Road across the street from Porex. The site is currently zoned M-2 (Heavy Industrial). The site is approximately 12.75 acres.

Discussion

The applicant is proposing a new ~164,000-square-foot building. An accurate, up-to-date, and certified survey is included. The concept plan meets the setback and parking requirements of M-2.

The concept plan includes all buildings and structures, driveways, parking facilities, walkways, buffer easements, utilities, and other required infrastructure. The site will have ingress/egress along Bohannon Road.

The building will consist of white concrete with grey, metal accents and a flat roof. The east elevation will consist of several single-entry, metal doors, windows, and clerestory windows. The north elevation will consist the same with the addition of a double-entry, glass door. The west elevation will consist of several truck docks and drive-ins, clerestory windows, and single-entry, metal doors. The south elevation will consist of the same design as the north elevation.



Staff Recommendations

Staff recommends **APPROVAL** of the concept plan with the following condition:

- Any significant modifications as determined by Staff to the approved concept plan would necessitate a further review by the Planning and Zoning Commission.

Attachments:

- Site Pictures
- Application
- Current Survey
- Proposed Concept Plan
- Proposed Elevations

SITE PICTURES



North viewpoint



Southwest viewpoint



Northeast viewpoint

Conceptual Site Plan Checklist

- An accurate, up-to-date and certified survey of the property on which the project is to be built.
 - A vicinity map showing the property in relation to the general area of the City in which it is located.
 - The name of the proposed project.
 - Name, address, phone number, and fax number of the owner, the developer and the designer who prepared the plan.
 - Graphic scale, north arrow, and date of preparation.
 - Zoning of the property with required setbacks shown.
 - Zoning, use, and ownership of all adjoining property.
 - Total area of the site and the area of the site proposed to be devoted to impervious surfaces.
 - Approximate topography of the site.
 - Significant natural features on and adjacent to the site, including the 100 year flood-plain, if appropriate.
 - Existing man-made features on the site.
 - Proposed site layout including buildings, drives, parking, walkways, landscaped areas, buffer easements, utilities and any other features necessary to properly present the concept.
 - Proposed off-site improvements which may be necessary to properly develop site.
 - Architectural elevations to show the intended architectural character of the proposed building and the nature of the materials to be used.
- NA** If the site plan is for an addition to or change in an existing site plan, the drawings must clearly show the changes that are being proposed.
- Provide vehicular use area landscaping requirements



CITY OF FAIRBURN

Planning & Zoning Department

Site Plan Review- Submittal Form

Submittal Date: December 6, 2024

Deadline: _____
 (Minimum 5 weeks prior to P & Z Commission meeting)

PROJECT INFORMATION

Project Name: Oakmont Bohannon 2
 Address/Location of Project: Bohannon Road, at the Corner of Bohannon Road and McLarin Road
 Access to Property: Property to be accessed via Bohannon Road frontage
 Tax Parcel ID #: 09F090200490239 Size of Project: 12.75 acres
 Zoning: M-2 (Heavy Industrial) No. of Lots (if applicable): +/-160,000 Sq. Ft. on 13.092 Acres
 Zoning & Use of Adjacent Properties: Surrounded by M-2 Zoning. All industrial uses.

Narrative/ Description for use of property/project (attach additional pages as necessary to provide greater detail):

Intended use of the property is development of a high quality, state of the art, Class A+ warehouse & distribution facility totaling +/-160,000 square feet, in order to satisfy tenant demand from logistics and e-commerce users actively searching for facility of this size and quality in this location. The project will similar in nature to the building Oakmont (Applicant) just completed in Fairburn on Bohannon Road roughly a half-mile south of the subject property. To be constructed using architecturally-treated tilt-wall construction with storefront glass and glazing at the office entries. The project will be complimentary to the surrounding uses.

CONTACT INFORMATION

Company Name: Bohannon Road Industrial Owner, L.L.C.
 Contact Person: Tom Cobb
 Mailing Address: 3520 Piedmont Road, Suite 100, Atlanta, GA 30305
 Phone: 404-840-1990 Fax: N/A
 Email Address: tcobb@oakmontre.com

UTILITY SERVICE PROVIDERS

Water: Fairburn Sewer: Fairburn
 Electric: Greystone Power Gas: Atlanta Gas Light
 Cable: At&t Other: _____

<u>Sketch Plan</u>	<u>Conceptual Site Plan</u>	<u>Construction Plans w/Hydro</u>	<u>Landscape Plan</u>
<input type="checkbox"/> 1st Submittal- No Fee Submit to P & Z for review	<input checked="" type="checkbox"/> 1st Submittal \$150 + \$20/acre <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1st Submittal \$500 + \$20/ acre <input type="checkbox"/> Resubmittal*	<input type="checkbox"/> 1st Submittal \$300 + \$20/acre <input type="checkbox"/> Resubmittal*
If necessary, 2 extra copies (If legible, .pdf file is acceptable). Staff routes to: <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Planning & Zoning	7 Copies- Staff Routes to: <input type="checkbox"/> Building/Prop. Manager <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Engineer <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Planning & Zoning <input type="checkbox"/> Water & Sewer	7 Copies- Staff Routes to: <input type="checkbox"/> Building / Prop. Manager <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Engineer <input type="checkbox"/> Fire Marshal <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Planning & Zoning <input type="checkbox"/> Water & Sewer	2 Copies- Staff Routes to: <input type="checkbox"/> Comm. Dev. Director <input type="checkbox"/> Landscape Architect

Resubmittals- Each subsequent resubmittal will incur a fee of \$100.



SURVEY NOTES

- THIS PROPERTY IS LOCATED ON PANEL 13121C0461F OF THE FEMA FLOOD INSURANCE RATE MAP DATED 09/18/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA (SITE IS LOCATED IN FLOOD ZONE X).
- THE SITE IS ZONED "M-2" (HEAVY INDUSTRIAL ZONING DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF FAIRBURN. ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.
- UTILITY LOCATIONS ARE SHOWN BASED ON MARKINGS PROVIDED BY UNITED LINE SERVICES, LLC, FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNERS REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY VANASSE HANGEN BRUSTLIN, INC.
- BEARINGS ARE TO GRID NORTH IN THE STATE PLANE COORDINATE SYSTEM (GEORGIA WEST ZONE).
- THE HORIZONTAL & VERTICAL DATUM FOR THIS SITE WAS ESTABLISHED BY GPS OBSERVATIONS MADE BY VANASSE HANGEN BRUSTLIN, INC., UTILIZING THE REAL-TIME CARRIER CORRECTED NETWORK PROVIDED BY SMARTNET. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM (GEORGIA-WEST ZONE). THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988.
- NO EVIDENCE OF PROJECTIONS OR ENCROACHMENTS WERE OBSERVED AT THE DATE OF THE FIELD SURVEY.
- NO EVIDENCE OF PROPOSED CHANGES TO RIGHT-OF-WAYS, NOR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE DATE OF THE SURVEY.
- DURING THE COURSE OF THE SURVEY, NO ABOVE GROUND VISIBLE EVIDENCE WAS OBSERVED ON THE SITE INDICATING USE AS A SOLID WASTE DUMP, SANITARY LANDFILL, OR CEMETERY/BURIAL GROUNDS.
- PLEASE NOTE: HARDWOOD & SOFTWOOD TREES 24-INCH DBH (DIAMETER AT BREAST HEIGHT) AND LARGER, AND SMALL NATIVE FLOWERING TREES 10-INCH DBH WERE LOCATED FOR THIS SURVEY.

LEGAL DESCRIPTION (As-Surveyed)

All that tract or parcel of land lying and being in Land Lot 49 of District 9F, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found at the intersection of the western right-of-way of Bohannon Road (60-foot right-of-way) with the northern line of Land Lot 30, which is also the southern line of Land Lot 49, said district and county; Thence departing said right-of-way running along said southern line of said Land Lot 49 South 89 degrees 54 minutes 10 seconds West, a distance of 610.02 feet to a 1/2-inch crimp top pipe found on the line between District 9F and District 7, which is also the line between said Land Lot 49 and Land Lot 176 of District 7; Thence along the line of said Land Lot 49 North 17 degrees 55 minutes 12 seconds West, a distance of 406.87 feet to a 5/8-inch rebar set on the southeasterly right-of-way of McLarin Road; Thence along said right-of-way North 52 degrees 29 minutes 53 seconds East, a distance of 1172.44 feet to a nail set at the intersection of the westerly right-of-way of Bohannon Road (60-foot right-of-way) with the southeasterly right-of-way of McLarin Road (60-foot right-of-way); Thence along said westerly right-of-way of Bohannon Road South 30 degrees 10 minutes 15 seconds East, a distance of 33.72 feet to a 5/8-inch rebar set; Thence along a curve to the right having an arc length of 107.30 feet, with a radius of 323.08 feet, being subtended by a chord bearing of South 19 degrees 35 minutes 23 seconds East, for a distance of 106.81 feet to a 5/8-inch rebar set; Thence along a curve to the right having an arc length of 165.50 feet, with a radius of 279.38 feet, being subtended by a chord bearing of South 07 degrees 31 minutes 01 seconds West, for a distance of 163.09 feet to a 5/8-inch rebar set; Thence South 28 degrees 13 minutes 53 seconds West, a distance of 100.54 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 269.45 feet, with a radius of 3242.00 feet, being subtended by a chord bearing of South 26 degrees 40 minutes 01 seconds West, for a distance of 269.37 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 489.49 feet, with a radius of 840.00 feet, being subtended by a chord bearing of South 06 degrees 53 minutes 25 seconds West, for a distance of 482.59 feet to the POINT OF BEGINNING.

Said tract or parcel of land contains 13.092 Acres (570,274 Square Feet).

TITLE EXCEPTIONS

VANASSE HANGEN BRUSTLIN, INC. RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; FILE NUMBER: NCS-1239577-ATL, EFFECTIVE DATE OCTOBER 14, 2024, FOR THE PREPARATION OF THIS SURVEY. ALL EASEMENTS AND OTHER ENCUMBRANCES ARE BASED ON THAT COMMITMENT.

- Easement from T. B. Smith et al to Fulton County, dated October 24, 1933, filed for record December 13, 1935, and recorded in Deed Book 1571, Page 446, Fulton County, Georgia records.
- VAGUE DESCRIPTION - MAY AFFECT - NOT PLOTTABLE
- Easements as conveyed in Right-of-Way Deed from W. C. Brooks et al to Fulton County, dated February 11, 1954, filed for record March 25, 1954 and recorded in Deed Book 2208, Page 502, aforesaid records.
- BLANKET EASEMENTS AFFECT SITE - APPLIES TO BOHANNON ROAD RIGHT-OF-WAY
- Easements as conveyed in Right-of-Way Deed from Glasrock Products, Inc. to Fulton County, dated February 19, 1976, filed for record March 18, 1975 and recorded in Deed Book 6234, Page 434, aforesaid records.
- BLANKET EASEMENTS AFFECT SITE - ALLOWS RAILROAD SPUR INSTALLATION - APPLIES TO MCLARIN ROAD RIGHT-OF-WAY
- Right of Way Easement from Porex Inc. to Southern Bell Telephone and Telegraph Company, dated May 28, 1985, filed for record May 28, 1985, and recorded in Deed Book 9535, Page 16, aforesaid records.
- AFFECTS SITE AS SHOWN
- Water System Easement from Porex Technologies Corp. to the City of Atlanta, a municipal corporation, dated December 26, 1984, filed for record May 28, 1985, and recorded in Deed Book 9535, Page 19, aforesaid records.
- AFFECTS WATER SYSTEM ON WEST SIDE OF BOHANNON ROAD - BLANKET IN NATURE
- Right of Way Easement from Porex Inc. to City of Fairburn, dated June 10, 1985, filed for record June 11, 1985, and recorded in Deed Book 9556, Page 341, aforesaid records.
- AFFECTS SITE AS SHOWN
- Right of Way Easement from Porex Technologies Corp. to Douglas Electric Membership Corporation, a corporation, dated June 12, 1985, filed for record July 1, 1985, and recorded in Deed Book 9553, Page 462, aforesaid records.
- AFFECTS SITE - BLANKET IN NATURE - 20' TRIMMING
- Easement from Three Feathers Inc. to Georgia Power Company, dated March 7, 1996, filed for record May 6, 1996, and recorded in Deed Book 20919, Page 279, aforesaid records.
- AFFECTS SITE AS SHOWN
- Right of Way Easement from Porex Technologies to GreyStone Power Corporation, an electric membership corporation, dated March 18, 2002, filed for record September 17, 2002, and recorded in Deed Book 33125, Page 402, aforesaid records.
- AFFECTS SITE AS SHOWN
- Easement Deed by Court Order in Settlement of Landowner Action from George L. Tedder and Elizabeth C. Tedder, Lena Mae Fabian, Harry L. Bacon, Jr., George Heald, Harold Barrett and Barrett Heald Partnership, individually and on behalf of all others similarly situated, to WitTel Communications, LLC (f/k/a Williams Communications, Inc.), Sprint Communications Company L.P., and QWest Communications Company, LLC, dated March 21, 2012, filed for record March 11, 2013, and recorded in Deed Book 52367, Page 171, aforesaid records; as affected by that certain Release of Easement by WitTel Communications, LLC, a Delaware limited liability company, dated September 23, 2013, filed for record October 9, 2013, and recorded in Deed Book 53238, Page 564, aforesaid records; as affected by that certain Quitclaim Release from WitTel Communications, LLC, a single-member Delaware limited liability company, to Blount Construction Company, Inc., dated May 17, 2016, filed for record May 20, 2016, and recorded in Deed Book 56188, Page 484, aforesaid records; as affected by that certain Quitclaim Deed of Release by CenturyLink Communications, LLC, a Delaware limited liability company, dated May 26, 2017, filed for record May 31, 2017, and recorded in Deed Book 57555, Page 650, aforesaid records.
- AFFECTS SITE - BLANKET IN NATURE
- Right of Way Easement from Porex Corporation to GreyStone Power Corporation, an electric membership corporation, dated October 22, 2022, filed for record February 1, 2023, and recorded in Deed Book 66510, Page 610, aforesaid records.
- AFFECTS SITE AS SHOWN
- Matters as would be disclosed by a current and accurate survey and inspection of the Land.

ALTA/NSPS SURVEYOR'S CERTIFICATION

TO: Bohannon Road Industrial Owner, L.L.C., a Delaware limited liability company
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)-1, 7(c), 8, 9, 11(a), & 13 of Table A thereof. The field work was completed on December 04, 2024.

Date of Plat or Map: December 06, 2024

Jonathan E. Moeller
Jonathan E. Moeller
Georgia Professional
Land Surveyor # 3345

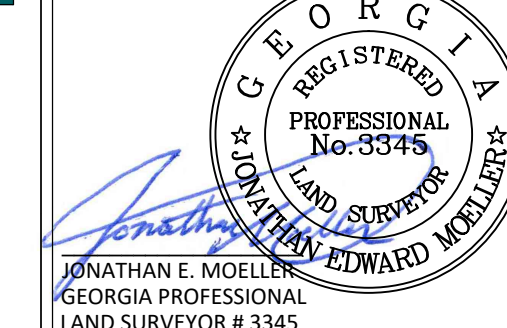


1355 Peachtree St NE
Suite 100
Atlanta, GA 30309
404.214.6745

CERTIFICATE OF AUTHORIZATION LSF 1406

GEORGIA CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



GRAPHIC SCALE
0 30' 60' 120'
SCALE: 1" = 60'
CONTOUR INTERVAL = 1'

ALTA/NSPS LAND TITLE SURVEY

BOHANNON ROAD

FOR:
BOHANNON ROAD INDUSTRIAL OWNER, L.L.C.

FIRST AMERICAN TITLE INSURANCE COMPANY



REVISIONS

No.	Revision	Date	App'd

Field Tech	CAD Tech
GM, B	RS
FIELD Date	PLAT Date
12/04/24	12/06/24

CLOSURE

The field data upon which this plat is based was collected using a Carlson BR7 dual frequency gps with a site-localized rtk network, and has a relative positional accuracy of 0.1 feet. This plat has been calculated for closure and was found to be accurate within one foot in xxxxxx feet.

SITE INFORMATION

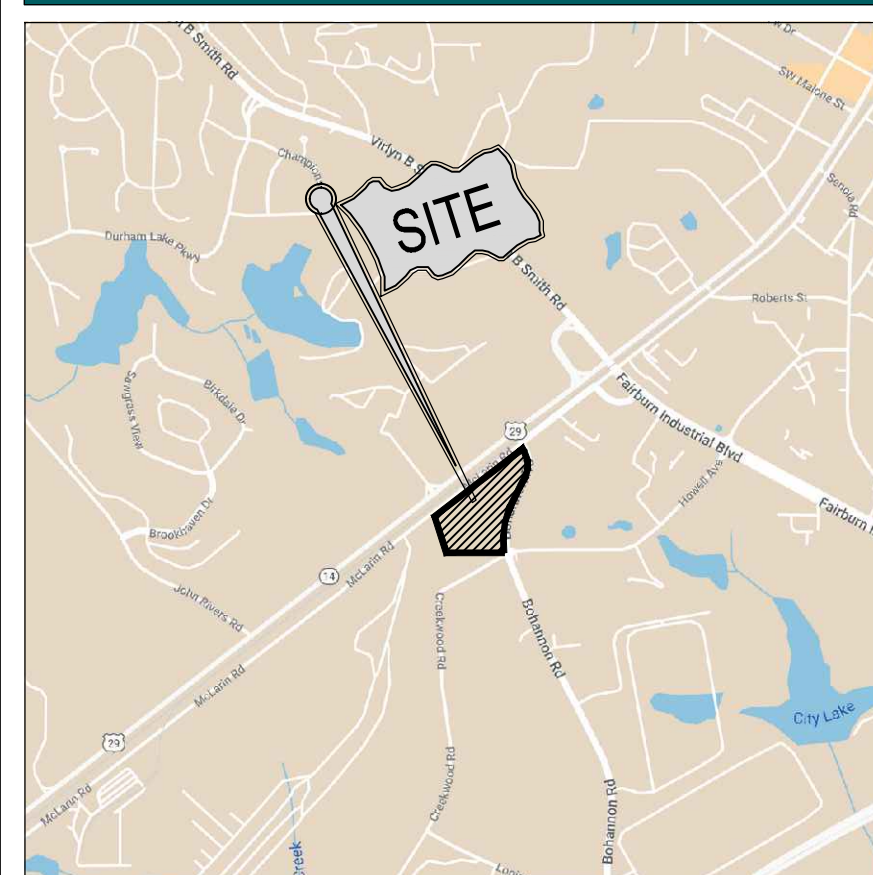
PROJECT No: 64805.00
LAND LOT(S): 49
DISTRICT: 9F
CITY: FAIRBURN
COUNTY: FULTON
STATE: GEORGIA

SHEET NUMBER

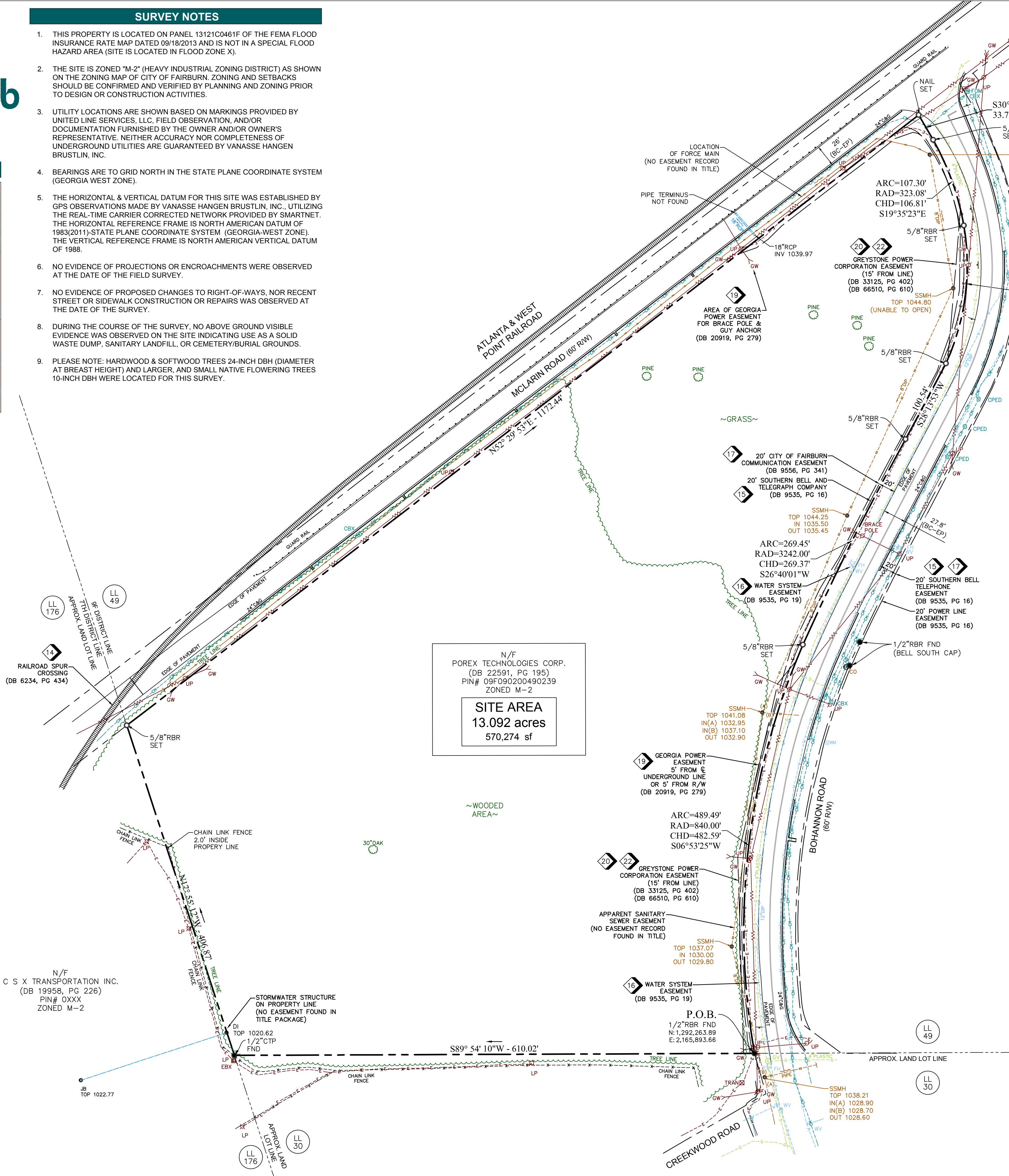
C-3.0

RESERVED FOR CLERK OF COURT

VICINITY MAP



Map data ©2024 Google

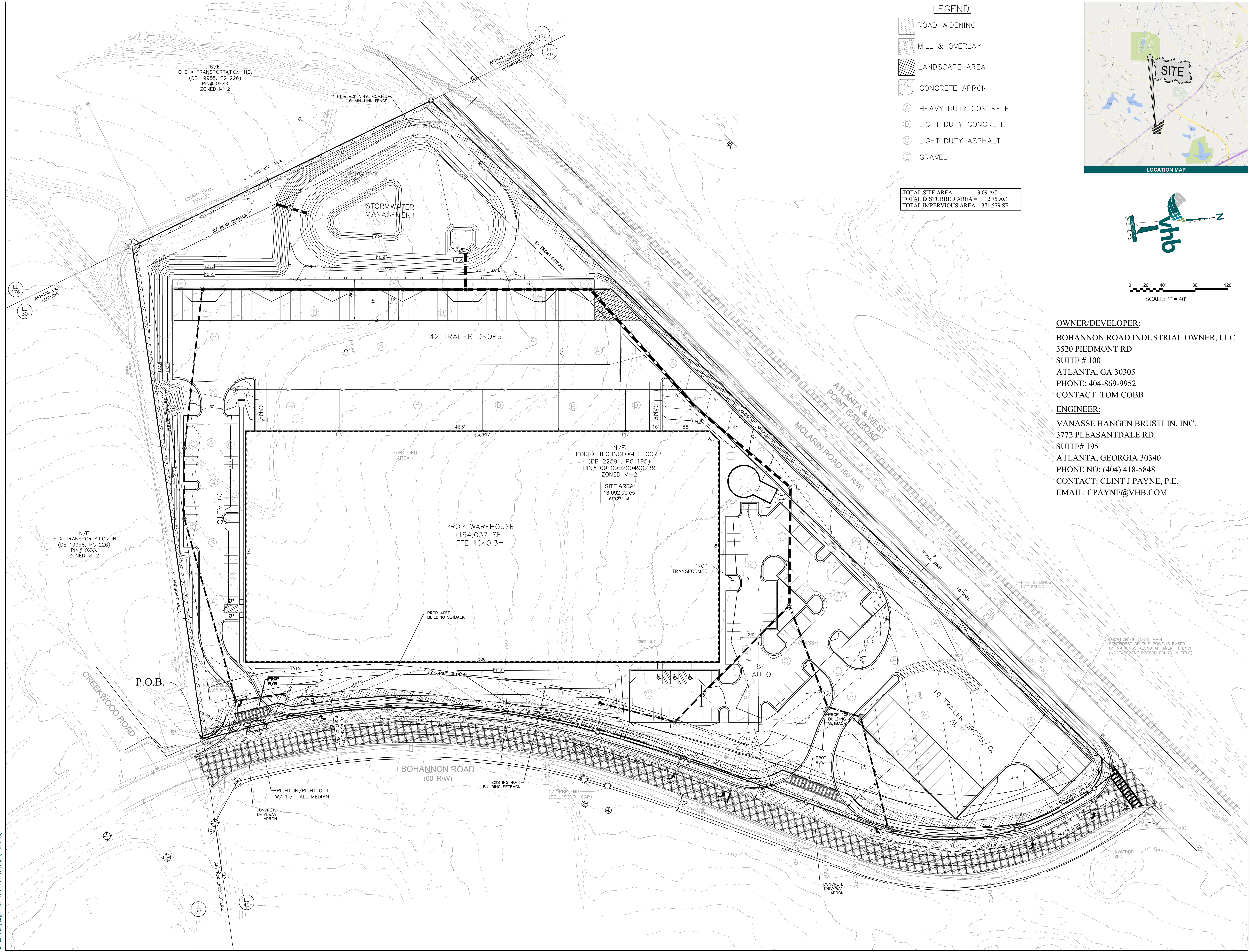


N/F
POREX TECHNOLOGIES CORP.
(DB 22591, PG 195)
PIN# 09F090200490239
ZONED M-2
SITE AREA
13.092 acres
570,274 sf

LEGEND

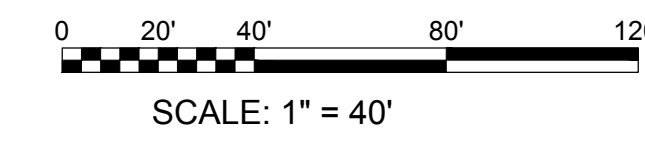
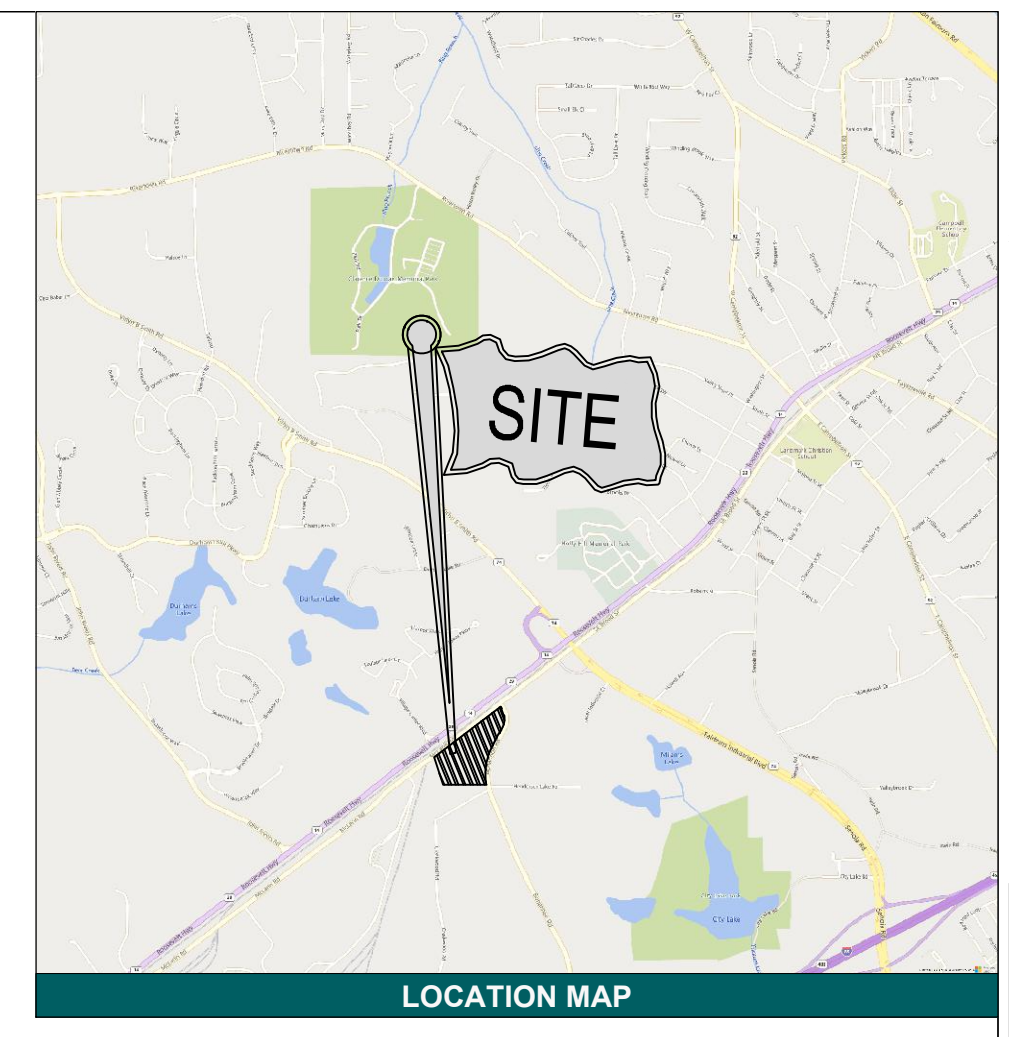
- A/C AIR-CONDITIONER
- BOLL BOLLARD
- BOS BOTTOM OF STRUCTURE
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- CBX COMMUNICATIONS BOX
- CMH COMMUNICATIONS MANHOLE
- CMF CORRUGATED METAL PIPE
- CPED COMMUNICATIONS PEDESTAL
- C&G CURB AND GUTTER
- CO CLEAN OUT
- CONC CONCRETE
- CTP CRIMP-TOP PIPE
- DIP DUCTILE-IRON PIPE
- DI DROP INLET
- DWCB DOUBLE-WING CATCH BASIN
- EBX ELECTRIC BOX
- EM ELECTRIC METER
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- FOM FIBER OPTIC MARKER
- GM GAS METER
- GL GROUND LIGHT
- GV GAS VALVE
- GW GUY WIRE
- HW HEADWALL
- JNB JUNCTION BOX
- LP LIGHT POLE
- N/F NOW OR FORMERLY
- OP OPEN TOP PIPE
- OC OVERHEAD CABLE
- PIV POST INDICATOR VALVE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- SD STORM DRAIN
- SSM SANITARY SEWER MANHOLE
- SS SANITARY SEWER LINE
- SWCB SINGLE-WING CATCH BASIN
- TRANS TRANSFORMER
- TSB TRAFFIC SIGNAL BOX
- CM UNDERGROUND COMMUNICATIONS
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- W UNDERGROUND WATER
- UMH UTILITY MANHOLE
- UP UTILITY POLE
- WI WEIR INLET
- WM WATER METER
- WV WATER VALVE
- RP REGULAR PARKING
- SC SPACE COUNT

C:\MS\ACDoc\13121C0461\64805.00\04805.00\04805.00.dwg
Last Saved by: jgaige - Plotted on 12/17/2024 3:29 PM by Robert Gouge



- LEGEND**
- ROAD WIDENING
 - MILL & OVERLAY
 - LANDSCAPE AREA
 - CONCRETE APRON
 - (A) HEAVY DUTY CONCRETE
 - (B) LIGHT DUTY CONCRETE
 - (C) LIGHT DUTY ASPHALT
 - (E) GRAVEL

TOTAL SITE AREA = 13.09 AC
 TOTAL DISTURBED AREA = 12.75 AC
 TOTAL IMPERVIOUS AREA = 371,579 SF



OWNER/DEVELOPER:
 BOHANNON ROAD INDUSTRIAL OWNER, LLC
 3520 PIEDMONT RD
 SUITE # 100
 ATLANTA, GA 30305
 PHONE: 404-869-9952
 CONTACT: TOM COBB

ENGINEER:
 VANASSE HANGEN BRUSTLIN, INC.
 3772 PLEASANTDALE RD.
 SUITE# 195
 ATLANTA, GEORGIA 30340
 PHONE NO: (404) 418-5848
 CONTACT: CLINT J PAYNE, P.E.
 EMAIL: CPAYNE@VHB.COM



24H CONTACT
 TOM COBB
 404-868-9996
 tcobb@oakmontre.com

REVISIONS		
No. Revision	Date	App'd

PROJECT INFORMATION	
PROJECT No.	64805.00
LAND LOT(S)	49
DISTRICT	9F
COUNTY	FULTON COUNTY
SCALE	1" = 40'
DATE	12/18/2024

SHEET NAME
CONCEPT REVIEW PLAN

SHEET NUMBER
C-4.0A

C:\MSDCAD\Projects\121824\121824.dwg (12/18/2024 1:28:39 PM) by Evan Young
 Last Saved by evyong

TREE DENSITY CALCULATIONS

TOTAL SITE AREA: 13.1 AC
 REQUIRED UNITS PER ACRE: 20
SITE DENSITY FACTOR (SDF)
 20 X 13.1 = 262 UNITS REQUIRED
MIN. REQUIRED SDF = 262

PROPOSED TREES

OVERSTORY TREES:
 (156) 2.5" CAL. HW TREES @ .55 UNITS EACH
 156 X .55 = 85.8 UNITS
 (22) 10" GAL. (1.5" CAL.) LOBLOLLY PINES @ .45 UNITS EACH
 22 X .45 = 9.9 UNITS
178 OVERSTORY TREES TOTAL (95.7 UNITS)

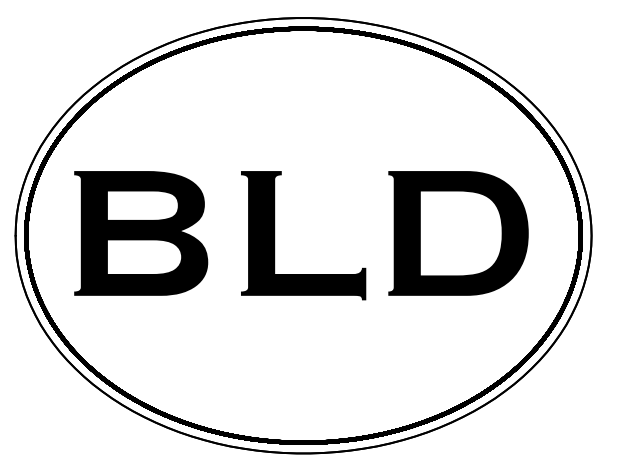
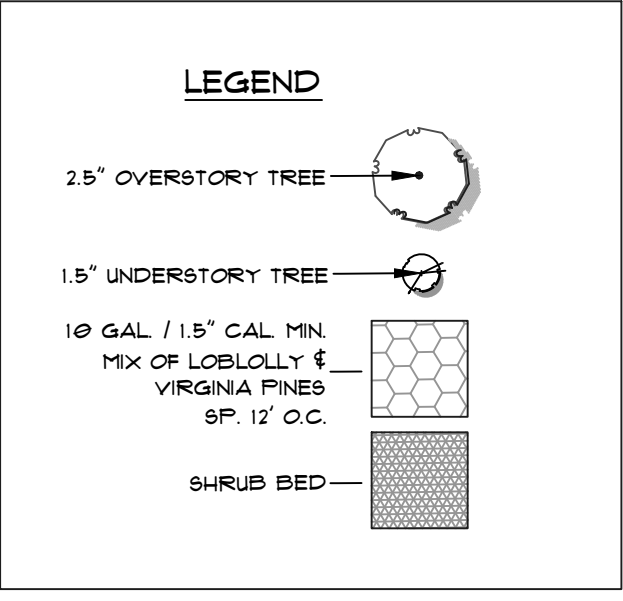
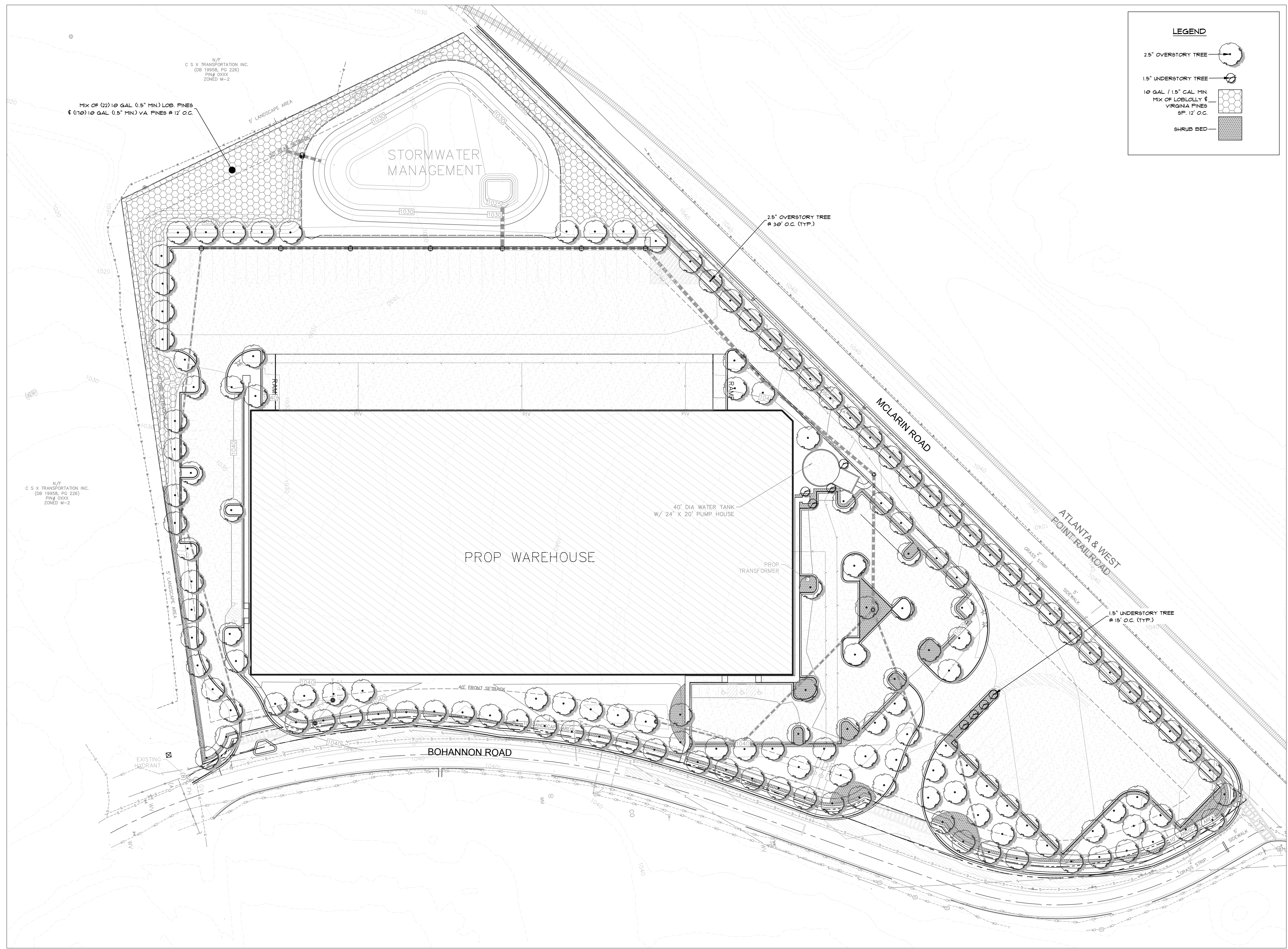
UNDERSTORY TREES:
 (8) 1.5" TREES @ .45 UNITS EACH
 8 X .45 = 3.6 UNITS
 (170) 10" GAL. (1.5" CAL.) VIRGINIA PINES @ .45 UNITS EACH
 170 X .45 = 76.5 UNITS
178 UNDERSTORY TREES TOTAL (80.1 UNITS)

95.7 + 80.1 = 175.8 TOTAL UNITS PROPOSED

262 - 175.8 = 86.2 ADDITIONAL UNITS REQUIRED TO EITHER BE PLANTED ON CITY PROPERTY OR PAID TOWARDS THE TREE BANK PER THE TREE ORDINANCE.

SHRUB REQUIREMENT

SEVEN SHRUBS REQUIRED PER REQUIRED DENSITY UNIT.
262 X 7 = 1834 SHRUBS REQUIRED (0 GAL MIN)
1834 SHRUBS PROPOSED, THEREFORE REQUIREMENT MET.



BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
 LAND PLANNING
 CERTIFIED ARBORIST

29 SARATOGA PLACE
 ATLANTA, GA 30324
 PHONE: (404) 787-3973
 WWW.BAKERLANDDESIGN.COM

CONCEPTUAL TREE PLAN FOR OAKMONT BOHANNON 2

OWNER/DEVELOPER:
 BOHANNON ROAD INDUSTRIAL OWNER, LLC
 3520 PIEDMONT ROAD SUITE 100
 PHONE: (404) 869-9352

24 HOUR CONTACT:
 TOM COBB
 PHONE: (404) 869-9352

ENGINEER:
 VANASSE HANGEN BRUSTLIN, INC.
 3172 PLEASANTDALE ROAD SUITE 135
 ATLANTA, GA 30340
 PHONE: (404) 418-5848
 CONTACT: CLINT J PAYNE, P.E.

LANDSCAPE ARCHITECT:
 BAKER LAND DESIGN
 29 SARATOGA PLACE
 ATLANTA, GA 30324
 PHONE: (404) 181-3973
 CONTACT: TERRY BAKER



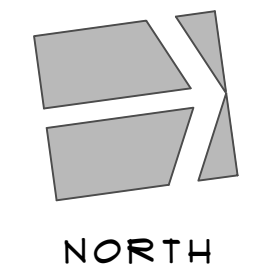
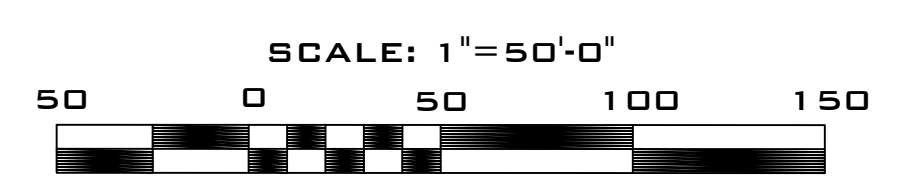
CERTIFIED ARBORIST
 # 50-6819A

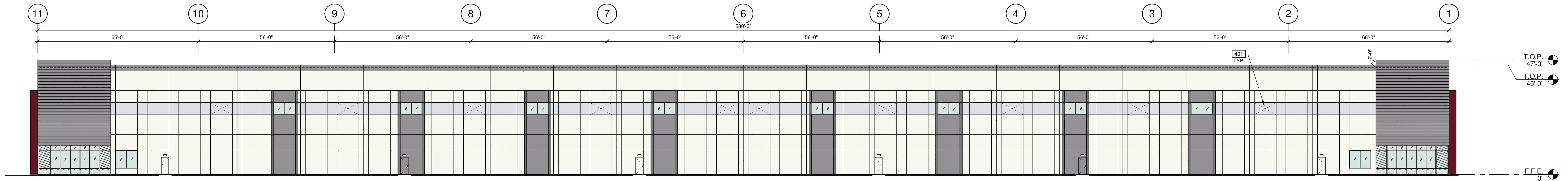
REVISIONS

DRAWN BY: BH
 CHECKED BY: TB
 SCALE: 1"=50'-0"
 DATE: 1/30/25
 JOB NO.
 SHEET 1 OF 1

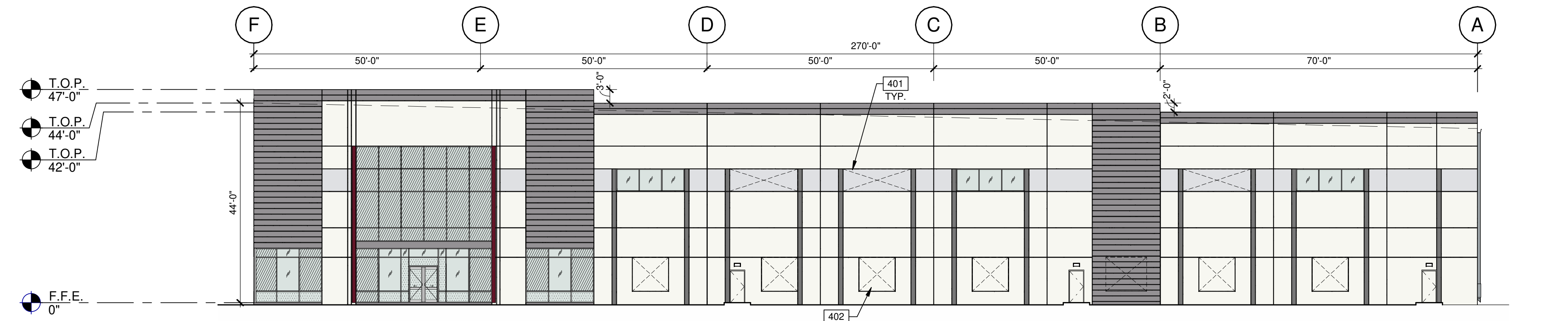


- NOTES:**
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
 - IRRIGATION SHALL HAVE A BACKFLOW PREVENTER INSTALLED BY A LICENSED PLUMBER.
 - IRRIGATION SYSTEM SHALL HAVE A RAIN-SENSOR.
 - ALL GRASSED AREAS TO BE SODDED.

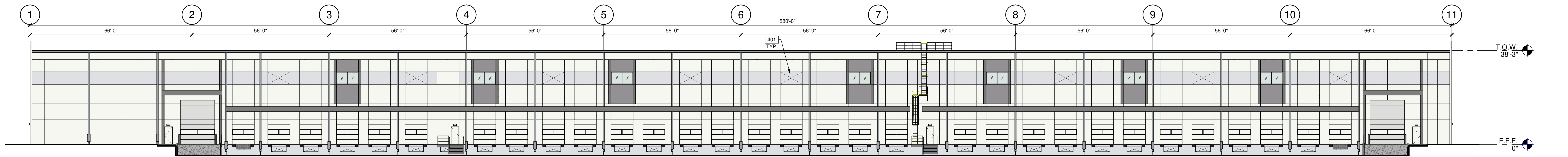




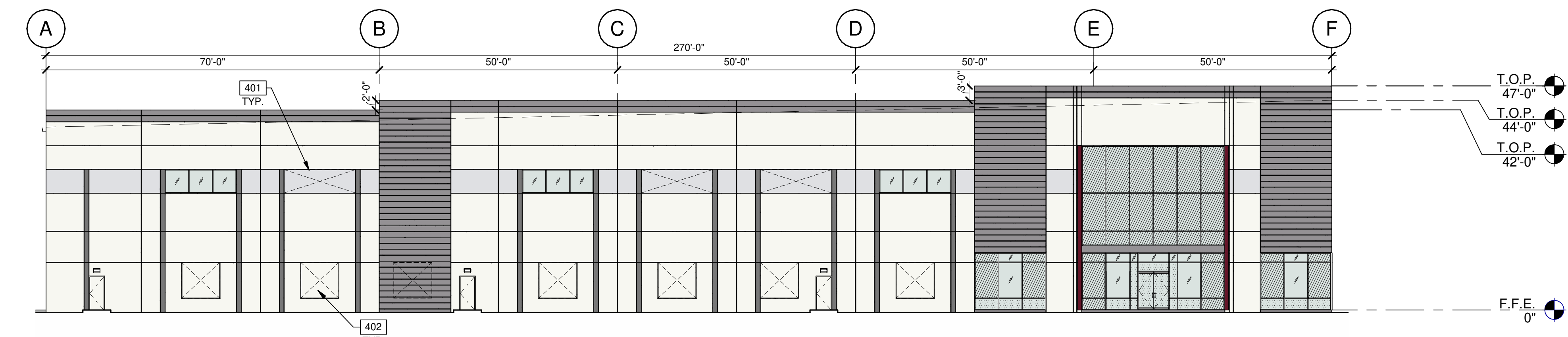
OVERALL EAST EXTERIOR ELEVATION 1
SCALE: 1/16" = 1'-0"



OVERALL NORTH EXTERIOR ELEVATION 2
SCALE: 1/16" = 1'-0"



OVERALL WEST EXTERIOR ELEVATION 3
SCALE: 1/16" = 1'-0"



OVERALL SOUTH EXTERIOR ELEVATION 4
SCALE: 1/16" = 1'-0"

KEYNOTES:

- 401 KNOCKOUT FOR FUTURE LOUVER.
- 402 KNOCKOUT FOR FUTURE DOORWINDOWS.

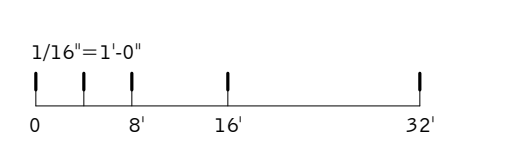
LEGEND

- GLASS:**
- VISION GLASS
 - SPANDREL GLASS
 - TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE: XXXXXXX
 U FACTOR = 0.28 AND SHGC = 0.28
 GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:
 PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- BASE COLOR: SW 7757 HIGH REFLECTIVE WHITE
- SECONDARY COLOR: SW 9686 OPALESCENT
- ACCENT COLOR: SW 9153 MOONLIT ORCHID
- ACCENT COLOR: SW 6278 CLOAK GRAY
- ACCENT COLOR: PMS 7421 C





CITY OF FAIRBURN
PLANNING AND ZONING COMMISSION

AGENDA ITEM

To: Planning and Zoning Commission

From: Chancellor Felton, Planner

Date: February 4, 2025

Agenda Item: Remediation services in M-2 – Request to review the text amendments.

Agent/Applicant/Petitioner Information

Applicant: Hepaco, LLC

Property Owner: AG-TREP 121 Roberts Street Property Owner, LLC c/o Triten Real Estate Partners

Purposes

For the Planning and Zoning Commission to make a recommendation to the Mayor and Council on amendments to Chapter 80 (Zoning), Article II (Zoning Districts), Division 2 (District Regulations), Section 86 (M-2 Heavy Industrial Zoning District), Subsection c (M-2 Permitted uses).

Background

The property owner is proposing to let the tenant of their property at 121 Roberts Street, which is zoned M-2 (Heavy Industrial), operate an office-based facility that coordinates responses for environmental emergencies that include remediation and clean-up services for environmentally contaminated buildings or sites, natural disaster relief, fire clean-up, and similar services. Trucks owned or long-term leased by the business owner and used for the provision of such services are allowed to be kept on-site, including trucks with more than 2 axles and employee vehicles.

Discussion

Any use related to commercial vehicles can be challenging to the surrounding neighbors, if not properly managed. To protect the neighbors from any unnecessary hardships, several supplemental regulations have been recommended to address any future issues that may arise as a result of this permitted use.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend **CONDITIONAL APPROVAL** to the Mayor and City Council for amendments to Chapter 80 (Zoning), Article II (Zoning Districts), Division 2 (District Regulations), Section 86 (M-2 Heavy Industrial Zoning District), Subsection c (M-2 Permitted uses):

- All commercial vehicles must be parked on asphalt, rock, or gravel;
- Drives are not allowed to sleep or refuel on the premises;



- If such facility adjoins any residential use of property, then the boundary it shares with said residential property shall be screened with a permanent opaque fence of at least six (6) feet in height;
- Under no circumstance shall there be any storage or treatment of any hazardous materials on site.

Summary of the Text Changes:

- (23) Remediation services.
 - a. All commercial vehicles must be parked on asphalt, rock, or gravel.
 - b. Drives are not allowed to sleep or refuel on the premises.
 - c. If such facility adjoins any residential use of property, then the boundary it shares with said residential property shall be screened with a permanent opaque fence of at least six (6) feet in height.
 - d. Under no circumstance shall there be any storage or treatment of any hazardous materials on site.

APPLICANT INFORMATION

Applicant name: Hepaco, LLC
 Address: 42 Longwater Drive, Norwell, MA 02061
 Phone: 781-792-5802 Cell: N/A
 Email address: RealEstate@cleanharbors.com

OWNER INFORMATION (If different from Applicant)

Owner Name: AG-TREP 121 ROBERTS STREET PROPERTY OWNER, L.L.C. c/o Triten Real Estate Partners
 Address: 3657 Briarpark Drive, # 300, Houston, TX 77042
 Phone: 832-214-5038 Cell: 832-797-8767 Fax: N/A
 Email address: Melissa Arnold, Property Manager marnold@triten.com

PROPERTY INFORMATION (if applicable)

Address: 121 Roberts Street, Fairburn, GA
09F090100480181
 Parcel ID#: 09F090100480199 Land Lot: 48 District: 9th District

ZONING TEXTED REQUEST

The undersigned, having an interest in the amendment of zoning text herein described, respectfully petitions that said zoning text be amended to the following:

Zoning Ordinance Article Article II § 80 **Section** 86(c)(23)

Existing Text:

Inapplicable. Adding to this use the existing text and form/uses renumbering that list but not otherwise changing it.

Proposed Text: 80-86(c)(23) Remediation Services: An office-based facility which coordinates the response to environmental emergencies that include remediation and clean-up services for environmentally contaminated buildings or sites, natural disaster relief, fire clean-up and similar services. Trucks owned or long-term leased by the business owner and used for the provision of such services are allowed to be kept on-site, including trucks with more than 2 axels and employee vehicles; and provided further that all such trucks must be parked on asphalt, rock or gravel. Additionally, provision shall not be made to allow the owner's drivers to sleep on premises or to refuel there. If such facility adjoins any residential use of property, then the boundary it shares with same shall be screened with a permanent opaque fence at least six feet in height. Under no circumstances shall such a facility store or treat any hazardous materials on site.

CITY OF FAIRBURN

CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: Exhibit A

AG_TREP 121 Roberts Street Property Owner, LLC

Type or Print Owner's Name

[Signature]

Owner's Signature

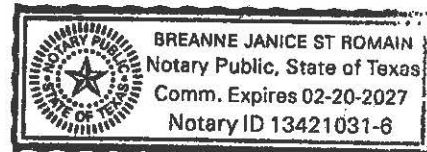
10/25/2024

Date

Sworn and subscribed before me this 25 day of October, 2024

Breanne Janice St. Romain
Notary Public

02-20-2027
Commission Expires



(Seal)

POWER OF ATTORNEY (if owner is not the applicant)

Applicant states under oath that: (1) he/she is the executor or Attorney-in-fact under Power-of-Attorney for the owner (attach a copy of Power-of-Attorney letter); (2) he/she has an option to purchase said property (attach a copy of the contract); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease).

Type or Print Owner's Name

Owner's Signature

Date

Sworn and subscribed before me this _____ day of _____, _____

Notary Public

Commission Expires

(Seal)

Type or Print Applicant's Name

Applicant's Signature

Date



ATTORNEY / AGENT

CIRCLE ONE: Attorney Agent

Kathryn M. Zickert (Smith, Gambrell & Russell LLP)

Type or Print Attorney / Agent's Name

Attorney / Agent's Signature

1105 West Peachtree Street, Suite 1000, Atlanta, GA 30309

Address

(404) 815-3704

kzickert@sgrlaw.com

Phone Number

Email Address

AUTHORIZATION TO INSPECT PREMISES

I/we _____ am/are the owner(s) of the property, which is the subject matter of this application. I/we authorize the City of Fairburn to inspect the premises, which is the subject of this request for Rezoning.

Type or Print Owner's Name

Owner's Signature

